



Ordinance: Camping on Private Property

CITY COUNCIL MEETING – June 2, 2026

City Staff Representative:
Department:

Mike Domenighini, Support Services Commander
Police Department

Private Property Camping

City of Brighton Community Service Officers field calls related to quality-of-life issues within the city. Private RV and tent camping complaints are among the most resource-intensive requests for assistance from our community, often requiring several staff-hours to resolve.

Work Involved

Private property trespassing encampment process:

- Initial contact w/ private property owner
 - Provide guidance and resource information
 - Patrol officers post private property encampment / trespassing notices w/ property owner permission
 - CSOs give a violation notice to private property owner with a clean-up deadline.
- Follow-up
 - Patrol follows up at encampment to ensure clearance
 - CSOs issue extension, citation, or begin abatement process on private property to clean-up
- Impact
 - Property owner incurs expense of cleanup, can receive a summons for failure to mitigate
 - Significant personnel hours expended. Significant delays in mitigation. Can be costly for the City if abatement is necessary.



Encampments on private property often require professional cleaning services who have hazardous materials training for removal and clean-up.

Private Camping: Numbers

In 2025 Community Service Officers fielded more than 33 reports of private property tent and RV encampments via See, Click, Fix alone.

Enforcement Challenges

Enforcement and mitigation become challenging with an uncooperative or difficult to contact property owner.

- Existing tent enforcement relies on a trespassing complaint, requiring a cooperative property owner.
 - Without owner cooperation, rubbish & other ordinances may be applied but no current enforcement mechanism exists to remove the encampment.
- The City of Brighton does not currently have a mechanism to limit or restrict short or long-term RV camping on private property.
 - Abandoned commercial properties can attract groups of RVs seeking a place to camp.
 - CSOs often receive complain of guests living long-term in driveway-parked RVs.



Residents often cite noise, roadway visibility, waste removal, safety, illicit activity, and / or aesthetic concerns as reasons for reporting a residential encampment.

Proposed Ordinance: 8-26-20

Camp or Camping means the use of private property, other than a permitted residence or accessory dwelling unit, for the purpose of overnight occupancy, or to reside or dwell temporarily in a place by using or erecting a shelter, temporary or otherwise. Camping includes using a conveyance for overnight occupancy. Camping does not include napping during the day or picnicking.

Unlawful Camping on Private Property

(a) It is unlawful for any person to camp on private property, except in any location where camping is expressly authorized by the City of Brighton. It is not a violation of this section if a person is camping on residential property with express written permission of the property owner for not more than seven consecutive days and for less than fifteen total days in a calendar year.

Proposed Ordinance: 8-26-20 (cont'd)

(b) It is unlawful for a property owner to allow camping on the owner's property, except in any location where camping is expressly authorized by the City of Brighton. It is not a violation of this section for a residential property owner to provide express written permission for a person to camp on the owner's residential property for not more than seven consecutive days and for less than fifteen total days in a calendar year.

(c) A violation of this section is a municipal ordinance violation, and upon conviction thereof, shall be punished pursuant to Article 1-24 of the Brighton Municipal Code.

Ordinance Application

Ordinance as proposed would allow CSOs and Patrol to:

- Directly address private property tent and RV camping where other related violations are not already present and where a property owner has not authorized the encampment, if on residential property.
- Restrict the establishment of unpermitted long-term tent or RV campgrounds.
- Compel residential property owners to address unauthorized long-term camping on unmonitored properties.



Vacant private property can be appealing for those seeking to set up tent or RV encampments. CSOs often report seeing the quick accumulation of additional shelters or conveyances on unaddressed campgrounds.

Presented to Council – First Reading

This ordinance will be presented at the City Council meeting on June 2, at which time the City council will have the following options:

- Accept as proposed
- Deny as proposed
- Make a motion to modify or to continue for modifications

Questions?