

ORDINANCE NO. _____
INTRODUCED BY: _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO,
ADDING ARTICLE 8-26 OF THE BRIGHTON MUNICIPAL CODE RELATING TO
UNAUTHORIZED CAMPING ON PRIVATE PROPERTY

WHEREAS, the City of Brighton ("City") is a home rule municipality organized pursuant to Article XX, § 6 of the Colorado Constitution of the State of Colorado and the Home Rule Charter of the City; and

WHEREAS, the unauthorized use of private property for camping impairs, obstructs, and otherwise detracts from the use of the property for its intended purpose; and

WHEREAS, prohibiting and abating unauthorized camp sites and campgrounds will promote public health, sanitation, aesthetics, and safety for individuals in an unauthorized camp and for residents and visitors to the City; and

WHEREAS, the City has a legitimate government purpose in protecting private spaces from environmental damage, as well as the promotion of sanitation, public health, and safety; and

WHEREAS, the City Council has reviewed the proposed additions to the *Brighton Municipal Code* and has determined that it is in the best interests of the City to adopt a new article relating to unauthorized camping on private property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. Article 8-26 of the *Brighton Municipal Code* is hereby added as follows:

Article 8-26 – Camping on Private Property

Sec. 8-26-10 Definitions

The following words and phrases, as used in this Article, shall have the following meaning:

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.

Conveyance means a vehicle, camper, trailer, trailer coach, recreational vehicle, railway coach or car, streetcar, bus, airplane, boat, other device intended for transporting people or goods, or other vehicle intended for temporary or recreational living quarters.

Reside or dwell means conducting daily living activities, including, but not limited to, eating, cooking, building a fire, sleeping, preparing to sleep, or the storage of personal possessions.

Shelter means any cover or protection from the elements other than clothing or clothing accessories, such as a tent, lean-to, tarpaulin, shack, sleeping bag, bedroll, blankets, or other structure or material.

Sec. 8-26-20 – 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.
- (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.
- (c) Factors that should be considered when determining whether camping is occurring on private property include, but are not limited to:
 - a. Whether a water supply plumbing connection is serving the conveyance or shelter;
 - b. Whether a wastewater connection is serving the conveyance or shelter;
 - c. Whether a fuel, including, but not limited to a gas connection, is serving the conveyance or shelter;
 - d. Whether an electrical service connection is serving the conveyance or shelter; and
 - e. Whether there are observable indications that someone is using the private property, other than a permitted residence or accessory dwelling unit, for daily living activities, including, but not limited to, eating, cooking, building a fire, sleeping, preparing to sleep, washing or drying clothes, or the storage of personal possessions.
- (d) 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*.

Section 2. As provided in City Charter Section 5.9(A), this Ordinance, either as presented or as amended, shall be published in full as it was adopted after the initial reading. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING AND ORDERED PUBLISHED THIS
2nd DAY OF DECEMBER 2025.

INTRODUCED, PASSED ON FINAL READING AND ORDERED PUBLISHED BY
TITLE ONLY THIS 16th DAY OF DECEMBER 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

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APPROVED AS TO FORM:

ALICIA CALDERÓN, City Attorney