



# Ordinance: Camping on Private Property

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CITY COUNCIL – December 2, 2025

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 17 reports of tent encampments and approximately 12 reports of possible RV encampments on private property 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 have a mechanism to 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.
- (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.

# Ordinance Application

Ordinance as proposed would allow CSOs and Patrol to:

- Directly address long-term private property tent and RV camping where other related violations are not already present.
- Restrict the establishment of unpermitted tent or RV campgrounds.
- Compel commercial and residential property owners to address 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

## Actions for Council:

- Accept as proposed
- Deny as proposed
- Accept with modifications

## Questions?