



Landlord Assurance Fund

Helping Landlords in Boulder County Recoup Damage Costs for Rental Assistance Supported Tenants

The Landlord Assurance Fund (LAF) helps landlords in Boulder County recoup damage costs for rental assistance supported tenants. The fund acts as a “safety net” for the first two years of tenancy for all landlords who accept federal, state, and local Boulder County housing vouchers and other types of rental assistance.

Owners may make a Landlord Assurance Fund claim for their housing unit if:

- The unit is in Boulder County
- Between \$500 and \$2,500 (while funds are available) of eligible damage was caused to the unit while the unit was being leased using a federal, state or local housing voucher
- The lease that was in place while the eligible damage was caused had an effective date of March 1, 2023 or later
- The owner submitted a move-in condition report signed by the owner and the resident to appropriate voucher administrator within 10 days of the lease effective date; voucher administrator can also refer to the initial HQS/Habitability inspection for additional information
- The claim is for damages that were caused by tenant within three years of initial move in; exceptions can be made on a case-by-case basis

In cases where insurance covers the damage, LAF may cover the deductible.

The following damages and conditions are not covered by the LAF:

- Uncollected security deposit
- Damage to common areas or other units
- Attorney’s fees/court costs
- Infestations
- Mold
- Damage covered by insurance policies (note: the insurance deductible may be covered)
- Units other than the one under contract
- Damage committed more than two years after the effective date of the applicable lease
- Damage not directly linked to the family’s occupancy (such as forces of nature)
- Lost rental income
- Any utility cost and/or rental arrears

Note: Only the unit under the contract is covered.

To file a claim, the owner must contact the voucher administrator within 30 days after receiving possession of the unit to inform staff of their intent to file a claim. If you don’t have the voucher administrator’s contact information, call (303) 441-4364 or send an email to: mediation@bouldercolorado.gov

Next, within 30 days of contacting the voucher administrator, complete the LAF Claim Form at the following URL: https://bouldercolorado.formstack.com/forms/landlord_assurance_fund_claim_form

When submitting a LAF Claim Form, you must also:

- Submit copies of the final move-out inspection with pictures. The voucher administrator agency has the discretion to conduct an inspection of the reported damage and the owner must be present for the inspection if an inspection is conducted.
- Submit copies of paid invoices for repairs above normal wear and tear, any other supporting documentation, and a copy of the final security deposit settlement.

The full amount of the collected security deposit and any available insurance coverage must be used to cover unpaid amounts before a LAF claim can be filed

LAF funding agencies may contact owners who have submitted claim forms to obtain additional information

For more information, contact us at (303) 441-4364 or email: mediation@bouldercolorado.gov

Funding for LAF is provided by the following partners: Boulder County, Boulder County Housing Authority, Boulder Housing Partners, City of Boulder, City of Longmont, Longmont Housing Authority, Mental Health Partners