



Landlord Assurance Fund (LAF)

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

Program Overview

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 three years of tenancy for all landlords who accept federal, state, and local Boulder County housing vouchers and other types of rental assistance.

Eligibility for Claims

- 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 after security deposit and available insurance coverage has been used
- The lease that was in place while the eligible damage was caused had an effective date of March 1, 2023 or later
- 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

Damages and Conditions Not Covered

- 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 three 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

How to File a Claim

To file a claim: <https://bouldercounty.formstack.com/forms/laf>

Funding Partners

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

Contact Information

Phone: (303) 441-1206 Email: HousingHelpline@bouldercounty.gov