

ORDINANCE NO. 203, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 20-102 OF THE CODE OF THE CITY OF
FORT COLLINS FOR THE PURPOSE OF ADJUSTING SNOW
AND ICE REMOVAL REQUIREMENTS

A. Currently, Section 20-102 of the Code of the City of Fort Collins requires owners and occupants of property in the City to remove any accumulation of snow or ice from the sidewalks abutting such property within twenty-four hours. Violation of this requirement is a civil infraction and subject to penalties and potential abatement actions by the City.

B. It is in the public interest to allow for a minimal level of snow accumulation without triggering the removal requirement under Section 20-120.

C. In many instances, weather conditions resolve snow accumulation on sidewalks within forty-eight hours.

D. Additionally, many Homeowners' Associations and multi-family developments in the City utilize contractors for snow removal from their sidewalks and private roadways. Often these contracts contain limitation provisions that indicate the contractors will only respond when snow accumulation is two inches or greater.

E. To better align with these snow removal contracts and help these organizations ensure compliance with City Code when snowfall is less than two inches, staff has recommended Council amend Section 20-120 to allow for less than two inches of snow accumulation on sidewalks without requiring snow removal.

F. Section 20-120 will still require the removal of any accumulation of ice on sidewalks.

G. This Ordinance is anticipated to reduce overall contractor costs and case management responsibilities for the City's Code Compliance team.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 20-102 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 20-102. - Removal of snow and ice from sidewalks required; lien.

- (a) The owners or occupants of property abutting sidewalks within the City shall at all times keep the sidewalks abutting the lot or lots owned or occupied by them free and clear of snow and ice. If any such owners or occupants shall fail to

remove the snow and ice from the sidewalks abutting their property within twenty-four (24) hours after the accumulation of snow and ice or two (2) inches or more of snow, then the City Manager may at once have the hazard corrected by removal of snow and ice from the sidewalk or by the application of abrasive material; and the cost, including inspection and other incidental costs in connection therewith, including the costs for carrying charges and costs of administration, shall be assessed against the property abutting the snow obstruction and the owner thereof.

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Introduced, considered favorably on first reading on December 2, 2025, and approved on second reading for final passage on December 16, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 26, 2025
Approving Attorney: Madelene Shehan

Exhibit: None