

HOUSING POLICIES

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HOUSING POLICIES

I. Introduction

Grand Canyon University's Housing Policies were developed to keep campus living comfortable and organized. GCU reserves the right to alter, change or modify housing policies and/or the housing contract at any time. It is the student's responsibility to review these documents before the start of each semester to stay apprised of any changes.

II. Notice of Non-Discrimination

The university, while reserving its lawful rights where appropriate to take actions designed to ensure and promote the Christian principles that sustain its mission and heritage, prohibits unlawful discrimination on the basis of age, disability, national origin, race, color, religion, sex, veteran status or any other classification protected by applicable law in its housing policies and related activities. It is the purpose of the university to pursue the very highest employment and academic standards within a context that celebrates and extends the spiritual and ethical ideals of the Christian faith.

III. Mission and Vision Statements

The Office of Housing Operations manages the housing assignments and logistical needs of the residential communities on campus. Housing Operations oversees the planning of living area allocation and growth, creation/maintenance of online housing selection processes, communication of/accountability to housing policies and deadlines.

It is the mission of Housing Operations to provide premier, student-centric customer service by keeping students informed of housing opportunities and responsibilities and offering an efficient, intuitive housing selection process. Housing Operations seeks to empower and develop students to navigate housing needs and priorities. Striving for continual improvement of student service, processes and policies is paramount to Housing Operations.

IV. Eligibility

a. Student Housing Eligibility

Student housing eligibility is as follows:

- Admitted ground traditional undergraduate student at GCU
- Be in good standing with the university
- Must be at least 17 years old and younger than 26 years old at the start of the term
- Meets residential course load requirement (see below)
- Proof of MMR (measles, mumps and rubella) and meningococcal A immunization records on file with the university meeting the Canyon Health and Wellness Center specifications

Individuals who pose a clear and present danger to other residents including, but not limited to, registered sex offenders are not eligible to live in university housing. Individuals with felonies on their record are required to disclose details of the felony. GCU retains the right to not offer housing to a student on a case-by-case basis at the sole discretion of GCU's Housing Background Check Committee.

GCU employees, other than student workers, are not eligible to reside in student housing.

b. Residential Course Load Requirement

Undergraduate residents must maintain full-time enrollment status of 12 credits each semester, eight of which must be taken in the ground traditional campus format. If a resident's course load falls below the course requirement, the resident will be subject to immediate housing removal. Residents below the credit requirement may submit a request to Housing Exception committee to remain in campus housing.

Graduate residents that meet the housing eligibility requirements listed above must maintain full-time enrollment status of eight credits each semester. If a resident's course load falls below the course requirement, the resident will be subject to immediate housing removal. Residents below the credit requirement may submit a request to Housing Exception committee to remain in campus housing.

c. New Student Housing Eligibility

Students new to the university who wish to live on campus must live in designated housing unless otherwise determined by Housing Operations. New GCU students are split into two populations:

- At least 17 years old by the start of the term and under 20 by Dec. 31
- 20 years old by Dec. 31 and under 26 years old by the start of the term

d. Returning Student Housing Eligibility

Returning GCU students with freshman, sophomore, junior or senior standing who wish to live on campus must live in designated returner housing unless otherwise determined by Housing Operations based on availability and the needs of the university.

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Graduate students, including traditional, non-traditional and cohort students, and graduate assistants are not eligible for campus housing. The exceptions, based on availability, are as follows:

- International students with F1 visas
- Student-athletes (not including club sports)

Graduate students with extreme circumstances may submit a request for an exception.

V. Application

a. Housing Application Fee and Housing Pre-Payment

A one-time, non-refundable and non-transferable housing application fee of \$250 is required of all students the first time they apply for campus housing. This fee does not apply toward overall housing costs.

A non-refundable and non-transferable housing pre-payment of \$200 is required of all residents for each new contract. The pre-payment can only be applied toward housing costs for the term for which they are applying.

b. Housing Accommodations through Student Disability Services

If a student requires unique housing accommodations due to a documented disability or medical concern, please contact the Office of Student Disability Services at 602-639-6342.

The Office of Student Disability Services will contact Housing Operations on behalf of a student approved for housing accommodations.

c. Renter's Insurance

Please visit the University Policy Handbook to review GCU's policy on personal property liability.

Students are provided the opportunity to purchase optional renter's insurance while completing the housing application. Renter's insurance is strongly recommended but not required.

d. Dining Options

Students residing in residence halls and apartments are required to purchase a meal plan each semester. Campus residents must purchase a meal plan that meets the minimum requirements for their living area or classification. If a student does not select a meal plan by the start of the term, the minimum meal plan for their living area will be added to their account. To review minimum requirements and meal plan costs, please see the [Housing and Meal Costs page](#).

Students who commit to an academic year contract are eligible to change their spring meal plan through the Meal Plan Change Request in their Housing Portal during the fall semester. Please contact the Office of Housing Operations for more information regarding the Meal Plan Change Request.

Please see the [University Policy Handbook](#) for more detailed information on meal plans including cancellations and reimbursements.

e. Late Sign-Up Policy

Students who sign up for housing 30 days after the start of the fall or spring term may be charged a prorated rate for that semester's housing charges. Students who sign up late for summer housing will be charged the full summer housing rate.

f. Summer Housing

Summer housing is offered on a limited basis in select living areas for those students working on campus or taking summer courses at GCU. Students must complete the summer housing application in order to reserve summer housing. Information regarding summer housing is available [online](#) or by contacting the Office of Housing Operations.

g. Summer Housing Student Conduct

Students who remain on campus during the summer semester must follow all university policies. If a resident violates the alcohol or drug policies during the summer semester, they will be removed from housing for the remainder of the term. This decision is at the discretion of the Student Conduct Board.

Other violations during this time may also call for removal from campus housing. Due to the reduced staff and small community of residents living on campus during the summer and in light of maintaining a healthy campus culture, the standard sanction process is replaced with the ability to move quickly for these types of violations including removal from housing.

VI. Room Assignment Changes

a. Housing Assignments

Housing assignments are done on a first-come, first-served basis. Students are encouraged to apply early to secure their desired location. While every effort is made to honor student room selection, Housing Operations retains the right to change assignments based on the needs of the university.

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b. Room Switches

Room switches occur when a resident seeks to move from their current assignment to an open bed on campus. A student is the only individual who may initiate a room switch within the housing application. Room switch requests made on behalf of students by any other party (i.e. roommates, parents, other students, etc.) will not be considered.

c. Room Swaps

Room swaps occur when two residents seek to exchange rooms with each other. If two students want to swap rooms with one another, both students must complete the room swap portion of the online housing portal before the swap will be considered. Room swap requests made on behalf of students by any other party (i.e. roommates, parents, other students, etc.) will not be considered.

d. Academic Year Application Students

Room switches and room swaps are permitted until the deadline. A student may coordinate a room switch or room swap before the [room change deadline](#) through the online housing portal.

e. Spring-Only Application Students

New residents who move in for the spring semester are permitted to change room assignments until the spring-only [room change deadline](#).

f. Summer Application Students

For the summer sessions, students will not choose their specific bed space. Room assignments happen through a manual placement process performed by Housing Operations. Students who apply before the deadline will have the opportunity to create a roommate group and will be placed together.

g. After the Room Change Deadline

Room switches or room swaps after the room change deadline are not permitted. Students desiring to switch rooms are encouraged to communicate concerns with Housing Operations prior to the start of the term and to Residence Life once they are on campus. Students experiencing extreme or extenuating circumstances may be approved to switch rooms at the sole discretion of Housing Operations pending availability prior to the start of the term.

After the start of the academic year, students may not cancel their housing assignment and sign up for a new housing assignment for the purpose of switching rooms. Students who cancel housing for this purpose will be placed in their original assignment pending availability.

VII. Roommate

a. Roommate Coordination

Students wanting to live with a specific GCU student need to coordinate making the same room assignment in the online housing application. Depending on the time of year, students may utilize the optional roommate pair (new student application) or optional roommate groups (returning student application) to room with students they already know. Rooms are selected on a first-come, first-served basis. Housing Operations will not coordinate the assignments of students who want to room together.

b. Roommate Contact Information Privacy Policy

The Office of Housing Operations will not share the contact information of GCU students without a student's written consent. Students can find roommate contact information within the online housing application.

c. Civility and Respect Towards Future Roommates

Harassment of roommates in person, through the online housing application and/or other electronic resources including, but not limited to, email, text or social media will not be tolerated. Students found in violation of this policy will be subject to the Student Conduct Process.

VIII. Removal from Campus Housing (Voluntary/Involuntary)

a. Housing Eviction Process

Residents who fall below the course load requirement including, but not limited to, dismissed or withdrawn students, or students who fail to comply with university policy or staff instructions, are subject to immediate eviction from GCU housing. The following process will take place:

- Housing Operations contacts the resident's student services counselor (SSC) to verify enrollment status (if applicable).
- The resident is served a housing eviction notice via email and text message with detailed instructions regarding move-out and checkout. The resident is provided two business days to complete checkout instructions.
- Building staff is notified of the pending eviction.
- Failure to move out by the established deadline will result in the following:

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- \$150 failure to comply fine applied to student's account (for each failure to comply with eviction notice)
- Second and/or third eviction notice
- Building access turned off
- Meal plan turned off

Public Safety will remove the resident from all on-campus living areas after resident has failed to comply with the third eviction notice. Please visit www.gcu.edu/reslifepolicies to review check-out requirements.

b. Abandoned Property Policy

The university may declare property abandoned if:

- A student is no longer eligible for housing and has failed to comply with move-out instructions.
- A student's housing contract has ended and the student has failed to comply with move-out instructions.

After property has been declared abandoned, Housing Operations will work with Facilities and/or Residence Life to store the belongings for up to 10 days from date of first eviction deadline. If, at the end of the storage period, the property has not been claimed and the student has not communicated plans to pick up the items, the property may be donated or discarded.

Extensions to the storage period may be granted at the sole discretion of the Residence Life and/or Housing Operations staff.

c. Housing Cancellation Policy

Students must submit a housing withdrawal form through their Housing Portal to cancel their housing contract. Remaining contractual and financial obligations including housing charges and termination of housing contract fees are determined by the date of cancellation and the term type (academic year, spring-only or summer) of the housing contract.

These financial obligations and deadlines are defined here: [Housing Cancellations Deadline](#). These obligations are in addition to any nonrefundable payments that the student may have made prior to cancellation. Students are not eligible for reimbursement of any non-refundable payments.

Students who commit to an academic year contract and select a housing assignment are financially responsible for both fall and spring semesters.

Other Requirements:

- The student must vacate their living space and return their room key.
- The student is provided two business days to complete checkout instructions.

d. Exceptions to Cancellation Policy

In the event of a cancellation the student groups below are provided exceptions to the Housing Cancellation Policy. To qualify for an exception to the policy:

- The resident must submit a housing withdrawal form by the established deadline.
- The resident must self-identify on the housing withdrawal form by stating their reason for vacating as one of the below reasons. Failure to self-identify may result in being held to the Housing Cancellation Policy.
- Housing Operations must be able to verify with the established university entity (SSC, Office of Academic Records, College of Nursing, College of Education, etc.) that the resident does indeed qualify for one of the exceptions below.

Student Exception Groups:

- » Students completing their degree in December will not be responsible for spring housing charges or the spring termination of housing contract fee.
- » Students accepted to non-local GCU program will not be responsible for housing charges or the termination of housing contract fee for the term in which they will not be living on campus due to their non-local GCU program. Students accepted to non-local GCU programs and resident assistants (RA) will be permitted to apply their housing pre-payment towards other university costs. These exceptions do not apply for the housing application fee. Non-local GCU programs include but are not limited to:
 - Student Teaching
 - Study Abroad
 - Disney College Program
- » Academically dismissed students will be reimbursed housing charges for the term they are dismissed. If an academically dismissed student has already activated their current housing contract by moving in, they will be charged the termination fee for the term they are dismissed. Academically dismissed students will be expected to move out within two business days.

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- » Nursing and athletic training students not accepted to these GCU programs or asked to sit out a semester will not be responsible for the housing charges or the termination of housing contract fee for the upcoming semester (defined as the semester in which the student is no longer able to advance in the program). These students will be responsible for current semester housing charges (defined as the semester in which the non-advancement occurred) and/or any non-refundable payments that may have been made even if the student is part of one of the student groups provided exceptions above.
- » Students with military orders activating their military status will not be responsible for housing charges or the termination of housing contract fee for the term they will not be living on campus due to those orders. Student must provide Housing Operations with a copy of the military order including the date the order goes into effect and location.

e. Reimbursement for Housing Removal

Residents removed from housing for reasons including, but not limited to, falling below residential course load requirement, account hold, student conduct sanctions, community threat and/or mental health concerns, will be held financially responsible for the fees associated with the housing cancellation deadlines below, even if the student is academically dismissed or a part of one of the student groups provided exceptions listed previously.

f. Resources

For more information about withdrawing from housing and GCU's Housing Cancellation Policy, refer to the following documents:

- » [Housing Cancellation Deadlines](#)
- » [Important Dates](#)
- » [Meal Plan Cancellation Policy](#)

IX. Move-In and Move-Out

a. Move-In and Move-Out

Residents are required to adhere to the move-in and move-out information provided by Housing Operations including but not limited to dates, procedures, etc.

b. "No Show" Housing Removal

Residents must inform Housing Operations in writing by the close of business on their scheduled move-in day if they are unable to move in during their assigned time. Failure to communicate late arrival by the established deadline will result in a no show status. No show student housing assignments will be canceled by close of business on the first day of the term. Students will be financially responsible for room charges as described in the Housing Cancellation Policy.

X. Housing Extensions

a. Living Area Closure During Fall and Spring Breaks

Residents are permitted to reside in student housing during fall and spring breaks with the understanding that meal service may be reduced or completely shut down as determined by the university.

b. Christmas Break

All student housing is closed for Christmas Break. There are no exceptions to this policy. Please contact Housing Operations or refer to [important dates](#) for the days and times student housing is closed and then reopened.

North Rim Apartment residents are required to turn in their room key prior to departing for break to their RA or resident director (RD). Failure to do so will result in a \$50 fine charged to the resident's account.

Extensions have been made for select student groups to remain in campus housing during Christmas Break including F1-Visa students, athletes in competition and GCU/GCE student workers.

Residents fitting the above profile must complete the Christmas Break Housing Application through the Housing Portal and be approved by their respective staff leader as determined by Housing Operations to be eligible to remain in housing over Christmas Break. Students must hold a current fall and spring housing assignment to be considered for Christmas Break housing approval. If a student cancels their spring housing assignment or only holds a spring assignment, they will not be approved to stay or move in over Christmas Break. If a student submits a cancellation or is served an eviction notice prior to or during Christmas Break, these privileges will be revoked.

c. Early Move-In/Spring Extension Policy

Students may not move in earlier than their assigned move-in date or continue to reside in their living space after the term-specific living area closure without permission from Housing Operations. Permission is only granted to approved specified housing groups whose respective staff leader has submitted approved student lists by the internally established deadline.

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d. Student Conduct During Housing Extensions

Students who are provided the privilege of housing for Christmas Break, Early Move-In and/or Spring Extension must follow all university policies. If a resident violates the alcohol or drug policies during their Christmas Break, Early Move-In and/or Spring Extension, they will be removed from housing for the remainder of the privilege. This decision is at the discretion of the Student Conduct Board. Other violations during this time may also call for removal from campus housing.

Due to the reduced staff and small community of residents living on campus during housing extension and in light of maintaining a healthy campus culture, the normal sanction process is replaced by the ability to move quickly for these types of violations, including removal from housing. Students who have been approved for Christmas Break, Early Move-In and/or Spring Extension are not permitted to have overnight guests for the duration of their approved exception.

XI. Occupancy Modification

a. Occupancy Adjustments

In the instance the number of occupants in a room or suite does not meet occupancy type, open bed spaces can be filled at any time. Therefore, residents may not remove furniture from the room and must always be prepared for a roommate. Additionally, in the instance a student is the only remaining resident in a room or suite, the university may choose to consolidate the space and move students to a different room.

b. Waitlists

If a student is unable to select their desired room type, they may login to their housing application and place themselves on the desired waitlist.

Please note the following:

- A student may only place themselves on one waitlist.
- A student must choose any open bed on campus to ensure that they have a housing assignment before placing themselves on an occupancy preference waitlist.
- Waitlist requests must be submitted by the student directly through the application. Requests submitted by parents or another third party are not accepted.

Waitlist Placement

The order of students on a waitlist is determined by the order in which students place themselves on said waitlist through the housing application. By assigning themselves to a waitlist, a student acknowledges and accepts any potential price difference. Each student must meet housing eligibility and living area qualifications in order to place themselves on a requested waitlist. The student will be notified via their official GCU email address after the assignment change has taken place.

Students are placed from the waitlist on an individual basis. Students forfeit the chance to live with a roommate group by placing themselves on the waitlist.

Removal from Waitlist

If a student no longer wishes to remain on a waitlist, they must remove themselves from the online waitlist. If a student fails to remove themselves from a waitlist, it may result in a housing assignment change along with any associated room charges.

Housing Operations will make three attempts to confirm a student's interest to move into the desired living area. If there is no response from the student, the student will be removed from the waitlist. Students who have moved into campus housing but are on a waitlist for another location will not be moved once the student is checked into their room.

c. Occupancy Change

Housing Operations reserves the right to change a student's assignment to fill vacancies in other rooms or change a room's occupancy type from double to triple or triple to double in the residence halls as determined by the needs of the university. Students residing in double occupancy rooms that are being converted to triple occupancy, or triple occupancy rooms being converted to double occupancy, will be notified of the changes including rate modifications. Students wanting or requiring to remain in a triple occupancy room for verified financial need, may request to be moved to a different room based on availability and the needs of the university. The university does not offer single occupancy living in the residence halls. The Office of Housing Operations will take appropriate steps to consider roommate groups, price point and location before moving a student, if applicable.

Students cannot request the occupancy type of their room to be changed. If a student requests a certain occupancy type, the student will be moved or asked to move themselves to a room meeting their occupancy type requests.

d. Opt-In/Out

Living and Learning Communities (LLCs)

- Eligible students interested in living in an LLC are able to select a bed in an LLC building only.
- Students who select an LLC are not able to be part of a roommate pair.

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- Students who want to opt out of an LLC may contact Housing Operations to notify them of this change by emailing housing@gcu.edu.

XII. Requests for Exception

a. Housing Charges or Fees

Students requesting a housing charge and/or termination of housing contract fee refund/reimbursement, must do so through their SSC, who can submit an appeal on their behalf, per the process outlined in the University Policy Handbook.

The Housing Exception Committee does not have the authority to approve housing charge and/or termination of housing contract fee refunds.

b. Housing Exception Committee

A student may submit a request to the Housing Exception Committee via the housing portal for exceptions to the housing policies. To request an exception to a housing policy, students must include their name, student ID number and a detailed description of extreme or extenuating circumstance. The committee meets regularly to discuss the resolution of student concerns and proposals. The committee's actions do not negate the rights of GCU pursuant to the housing agreement unless GCU counsel specifically waives those rights. Requests are discussed on a case-by-case basis and decisions are final.

Charges assessed by Residence Life can only be disputed through ResidenceLifeAppeals@gcu.edu and will not be disputed through the Housing Exception Committee. Other financial concerns should be filed through student's SSC and are delegated through appropriate university parties and cannot be considered by the Housing Exception Committee. This process is outlined in the University Policy Handbook.

Any question of interpretation or application of these housing policies will be referred to the dean of students or his/her designee for final determination.

The information printed in this material is accurate as of JANUARY 2021. For the most up-to-date information about admission requirements, tuition, scholarships and more, visit gcu.edu.
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