

SENATE FLOOR AMENDMENT

Second Reading

BY SENATOR Winter F.

1 Amend the Local Government and Housing Committee Report, dated  
2 April 4, 2023, page 1, strike lines 1 through 9 and substitute:

3 "Amend printed bill, page 8, line 5, strike "A" and substitute "SUBJECT TO  
4 SUBSECTION (3)(b) OF THIS SECTION, A".

5 Page 8, line 6, after "PREMISES" insert "IN ACCORDANCE WITH SECTION  
6 38-12-507".

7 Page 8, strike lines 13 through 27 and substitute

8 "(b) ON OR AFTER JANUARY 1, 2026, THIS SUBSECTION (3) DOES  
9 NOT APPLY TO A LEASE AGREEMENT THAT IS ONE YEAR OR LESS IN  
10 DURATION."

11 Page 9, strike line 1.

12 Page 9, after line 8 insert:

13 "SECTION 4. In Colorado Revised Statutes, 38-12-503, **amend**  
14 (2) introductory portion; and **add** (2.4) as follows:

15 **38-12-503. Warranty of habitability.** (2) Except as described  
16 in subsection (2.2) OR (2.4) of this section, a landlord breaches the  
17 warranty of habitability set forth in subsection (1) of this section if:

18 (2.4) A LANDLORD BREACHES THE WARRANTY OF HABITABILITY IF  
19 THE LANDLORD FAILS TO COMPLY WITH SECTION 38-12-803."

20 Renumber succeeding sections accordingly."

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