

First Regular Session
Seventy-first General Assembly
STATE OF COLORADO

ENGROSSED

*This Version Includes All Amendments Adopted
on Second Reading in the House of Introduction*

LLS NO. 17-1055.01 Yelana Love x2295

SENATE BILL 17-245

SENATE SPONSORSHIP

Priola,

HOUSE SPONSORSHIP

Pabon,

Senate Committees
Local Government

House Committees

A BILL FOR AN ACT

101 **CONCERNING A TWENTY-ONE-DAY NOTICE REQUIREMENT IN**
102 **TENANCIES OF ONE MONTH OR MORE BUT LESS THAN SIX**
103 **MONTHS.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

Currently, a tenancy of one month or more but less than 6 months may be terminated by either party with 7 days' notice. The bill extends the notice to 21 days. The bill also requires 21 days' notice for a landlord to increase rent in tenancies of one month or longer but less than one year.

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.

SENATE
Amended 2nd Reading
March 28, 2017

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, **add** part 7 to article
3 12 of title 38 as follows:

4 PART 7

5 NOTICE OF RENT INCREASE

6 **38-12-701. Tenancies of one month or longer but less than six**
7 **months.** NOTWITHSTANDING ANY OTHER PROVISION OF LAW, IN A
8 TENANCY OF ONE MONTH OR LONGER BUT LESS THAN SIX MONTHS WHERE
9 THERE IS NO WRITTEN AGREEMENT BETWEEN THE LANDLORD AND TENANT,
10 A LANDLORD MAY INCREASE THE RENT ONLY UPON AT LEAST TWENTY-ONE
11 DAYS' NOTICE TO THE TENANT.

12 **SECTION 2.** In Colorado Revised Statutes, 13-40-107, **amend**
13 (1)(c) as follows:

14 **13-40-107. Notice to quit.** (1) A tenancy may be terminated by
15 notice in writing, served not less than the respective period fixed before
16 the end of the applicable tenancy, as follows:

17 (c) A tenancy of one month or longer but less than six months,
18 ~~seven~~ TWENTY-ONE days;

19 **SECTION 3. Act subject to petition - effective date.** This act
20 takes effect at 12:01 a.m. on the day following the expiration of the
21 ninety-day period after final adjournment of the general assembly (August
22 9, 2017, if adjournment sine die is on May 10, 2017); except that, if a
23 referendum petition is filed pursuant to section 1 (3) of article V of the
24 state constitution against this act or an item, section, or part of this act
25 within such period, then the act, item, section, or part will not take effect
26 unless approved by the people at the general election to be held in

- 1 November 2018 and, in such case, will take effect on the date of the
- 2 official declaration of the vote thereon by the governor.