First Regular Session Seventy-first General Assembly STATE OF COLORADO

REENGROSSED

This Version Includes All Amendments Adopted 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

House Committees

Local Government

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103

A BILL FOR AN ACT

CONCERNING	A	TW	ENTY	-ONE-DA	Y	NOTICE	RE	QUIRE	EMENT	IN
TENAN	CIES	OF	ONE	MONTH	OR	MORE	BUT	LESS	THAN	SIX
MONTE	IS.									

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.

SENATE rd Reading Unamended March 29, 2017

I	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 <u>six</u>
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

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

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