

2019 Colorado Housing Legislation

Bill/Title	Description	Enforcement	State Agency	Effective Date	Sponsors	Impacts on/Next Steps for City
HB19-1106/ Rental Application Fees	This bill prohibits landlord from charging a prospective tenant a rental application fee unless the landlord uses the entire amount of the fee to cover cost of processing the rental application.Landlords must provide each prospective tenant with written notice of the tenant selection criteria, and the grounds upon which an application may be denied, prior to charging an application fee. This bill requires that a landlord provide a prospective tenant with specified notifications if the landlord rejects or places additional requirements in a rental application (adverse action) after reviewing and evaluating the rental application.It prohibits consideration of rental and credit history older than 7 years. It prohibits consideration of any arrests that do not result in a conviction. It prohibits consideration of criminal convictions older than 5 years, with limited exceptions.	Private Enforcement in Court	None	2-Aug-19	Rep. B. Titone, Rep. S. Gonzales-Gutierrez, Sen. B. Pettersen	
HB19-1170/ Residential Tenants Health and Safety Act	This bill modifies the implied warranty of habitability inherent in a residential lease between a landlord and a tenant. It also modifies the method for notifying a landlord of problems with the premises and time limits for landlord to address problems; adds presence of mold or absence of functioning appliances to description of an uninhabitable residence; repeals current exceptions to leasing a residential property with one or more uninhabitable conditions; requires that a landlord move the tenant to a comparable unit or pay for the tenant to reside in a temporary location when a property is uninhabitable; allows a tenant to deduct from subsequent rent payments the cost to repair defective conditions; allows a tenant to terminate a rental agreement for recurring defective conditions; permits a county court to provide injunctive relief for a breach of the warranty of habitability; repeals the current requirement that a tenant notify a local government prior to seeking a court injunction; and modifies the current prohibition on landlord retaliation when a tenant alleges a breach, to specify damages and remove presumptions.	Private Enforcement in Court	None	2-Aug-19	Rep. D. Jackson, Rep. M. Weissman, Sen. A. Williams, Sen. J. Bridges	
HB19-1228/ Increase Tax Credit Allocation Affordable Housing	The bill increases the annual aggregate amount of tax credits the Colorado Housing and Finance Authority may allocate each year to \$10 million, beginning on January 1, 2020, and ending on December 31, 2024.	N/A	Colorado Housing and Finance	1-Sep-19	Rep. S. Bird, Rep. B. Titone, Sen. R. Zenzinger, Sen. J.	
HB19-1328/ Landlord and Tenant Duties Regarding Bed Bugs	This bill requires a tenant to promptly notify the tenant's landlord via written or electronic notice when the tenant knows or reasonably suspects that the tenant's dwelling unit contains bed bugs. Within 96 hours of receiving notice, a landlord must inspect the dwelling unit and any contiguous dwelling units. Except as otherwise provided, a landlord is responsible for all costs associated with mitigating bed bugs.	Private Enforcement in Court	None	1-Jan-20	Rep. L. Herod, Sen. R. Rodriguez	
HB19-1118/ Time Period to Cure Lease Violation	This bill modifies the conditions for eviction to allow a tenant additional time to cure unpaid rent and terminate an eviction proceeding.The bill requires a landlord to provide a tenant 10 days to cure a violation for unpaid rent or for a first violation of any other condition or covenant of a lease agreement, other than a substantial violation, before the landlord can initiate eviction proceedings. The bill requires 10 days' notice prior to the landlord terminating a lease agreement for a subsequent violation of the same condition or covenant of the agreement.	Private Enforcement in Court	None	20-May-19	Rep. D. Jackson, Rep. R. Galindo, Sen. A. Williams	
HB19-1085/ Grants for Property Tax Rent and Heat	This bill expands two state assistant grant rebate programs that are available to low-income seniors or individuals with a disability, which are collectively known as the PTC rebate, by increasing the minimum and maximum rebate amounts, eligible income requirements, and removing the requirement that rent be paid to a landlord that pays property taxes.The bill expands the property tax and rent assistance grant by repealing the requirement that rent must be paid to a landlord that pays property tax.	N/A	Department of Revenue	2-Aug-19	Rep. T. Exum, Sen. R. Zenzinger	
SB19-180/ Eviction Legal Defense Fund	The bill creates the eviction legal defense fund. The state court administrator will award grants from the fund to qualifying nonprofit organizations that provide legal advice, counseling, and representation for indigent clients who are experiencing an eviction or are at immediate risk of an eviction. The bill lists permissible uses of grant money awarded from the fund.Organizations that receive a grant from the fund are required to report to the state court administrator certain information about services provided by the organization. The state court administrator is required to evaluate the use of grants from the fund every 5 years and submit that evaluation to the general assembly.	N/A	State Court Administrator	30-May-19	Sen. F. Winter, Rep. J. McCluskie	
SB19-225/ Authorize Local Governments to Stabilize Rent	This bill repeals existing statutory language prohibiting counties or municipalities from enacting any ordinance or resolution that would control rent on either private residential property or a private residential housing unit (collectively, private residential property). The bill authorizes local governments to enact and enforce any ordinance, resolution, agreement, deed restriction, or other measure that would stabilize rent on private residential property.			Did not pass	Rep. S. Lontine, Rep. S. Gonzales-Gutierrez, Sen. J. Gonzales, Sen. R. Rodriguez	