

*Colorado Apartment Association*

## ***LEGISLATIVE ALERT:***

# ***SB -070 "Uniform Residential Landlord and Tenant Act" headed to Senate Judiciary Committee***

On Wednesday, February 22, the Senate Judiciary Committee will hear Senate Bill 070 the "Uniform Landlord and Tenant Act." This bill is sponsored by Senator Irene Aguilar (D-Denver) and Representative Roger Wilson (D-Gunnison). Numerous provisions of this bill will hurt our industry including the following:

*BACKGROUND: In 2007-2008, stakeholders met numerous times over an 18 month period to create a balanced policy that covers landlord-tenant rights and responsibilities. More than \$20,000 of taxpayer money was spent by the Colorado Division of Housing to mediate the process. Hundreds of hours of time were expended by Legislators, staff, attorneys, and other stakeholders. In the end, all stakeholders agreed to HB 08-1356, a new "Warranty of Habitability" law, which was adopted by the legislature and signed by Governor Ritter on June 2, 2008 (CRS 38-12-501 through 511).*

### **BREACH**

This provision will negatively impact the rental industry by allowing residents who do not have a contract to get attorney's fees the tenant did not agree to in the beginning.

### **ACCESS**

Landlords will be essentially giving up the right to enter our own properties or at least we have to guess when our entry is reasonable and hope that residents agree. The unintended consequences are consumer service will suffer if we must become more cautious about entry especially in emergency situations.

### **DISCLOSURE**

This bill requires we provide leases to tenants. We are already required to provide lease copies that contain that information by both the Real Estate Commission and customer service realties. There is no need for this.

### **PREVAILING PARTY**

This provision in this bill will increase costs for both the landlord and the tenant. This prevents our ability to contract with residents and opens up nuisance suits and furthers our reality as the most litigated industry.

The passage of Senate Bill 070 will increase the cost our industry thousands upon thousands of dollars; affect industry jobs and will cause rents to increase around the state.

**We need your voice to be heard at the Capitol. Let our industry voice be heard.  
Please call or email:**

- **Senator Angela Giron** (303)866-4878 [angela.giron.senate@state.co.us](mailto:angela.giron.senate@state.co.us)
- **Senator Jeanne Nicholson** (303)866-4873 [nicholsonjeanne@gmail.com](mailto:nicholsonjeanne@gmail.com)

**And tell them to vote No on Senate Bill 070. Senate Bill 70 is bad for landlords, bad for tenants and bad for Colorado!**

**\*\*If you are interested in contributing financially to the AAMD/CAA political fund that is used to combat legislative efforts such as this, please contact Nancy Burke at [nburke@aamdhq.org](mailto:nburke@aamdhq.org).**

For any other questions please contact Nancy Burke at the Association via email at [Nancy@aamdhq.org](mailto:Nancy@aamdhq.org), or at 303-9548-3193.