

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Judiciary.

HB25-1104 be amended as follows:

- 1 Amend printed bill, page 3, line 10, strike "(a)".
- 2 Page 3, line 11, after the second "PERSON" insert "KNOWINGLY".
- 3 Page 3, line 12, strike the second "PREMISES." and substitute "PREMISES;
4 EXCEPT THAT THIS SUBSECTION (1) DOES NOT APPLY TO AN INDIVIDUAL
5 WITH A LEGAL TENANCY WITH THE LANDOWNER OR A RESIDENT."
- 6 Page 3, strike line 13.
- 7 Page 4, after line 21 insert:
8 "(a) "BINDING CONTRACTUAL RELATIONSHIP" MEANS A WRITTEN
9 AGREEMENT THAT INCLUDES, AT A MINIMUM:
10 (I) THE FULL NAMES AND CONTACT INFORMATION OF THE PARTIES;
11 (II) THE ADDRESS OF THE PREMISES;
12 (III) THE LEASE TERM, WHETHER FIXED OR MONTH-TO-MONTH;
13 (IV) THE RENT AMOUNT, DUE DATE, AND PAYMENT METHODS;
14 (V) SECURITY DEPOSIT TERMS, IF APPLICABLE;
15 (VI) THE PARTIES' RIGHTS AND RESPONSIBILITIES;
16 (VII) GROUNDS FOR TERMINATION AND EVICTION PROCEDURES;
17 (VIII) VACANCY DATES AT THE END OF THE TERM; AND
18 (IV) PROCEDURES FOR A VIOLATION OF THIS SECTION."
- 19 Renumber succeeding paragraphs accordingly.
- 20 Page 4, after line 24, insert:
21 "(c) "LEGAL TENANCY" MEANS THE EXISTENCE OF A BINDING
22 CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER OF A PREMISES, OR
23 THEIR AUTHORIZED AGENT, AND AN INDIVIDUAL FOR THE OCCUPATION
24 AND USE OF THE PREMISES BY THE INDIVIDUAL FOR A PERIOD OF TIME.
25 (d) "KNOWINGLY" HAS THE SAME MEANING AS SET FORTH IN
26 SECTION 18-1-501 (6)."
- 27 Renumber succeeding paragraph accordingly.
- 28 Page 4, after line 26 insert:
29 "(f) "RESIDENT" MEANS AN INDIVIDUAL WHO OCCUPIES A RENTAL
30 PROPERTY AS THEIR PRIMARY DWELLING FOR MORE THAN THIRTY DAYS,
31 UNLESS OTHERWISE PROVIDED BY LAW OR IN A LEASE COVERING THE
32 RENTAL PROPERTY."

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