After consideration on the merits, the Committee recommends the following:

HB19-1328 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

Amend printed bill, page 3, after line 14 insert:

"(7) "ELECTRONIC NOTICE" MEANS NOTICE BY E-MAIL OR AN ELECTRONIC PORTAL OR MANAGEMENT COMMUNICATIONS SYSTEM THAT IS AVAILABLE TO BOTH A LANDLORD AND A TENANT.".

Renumber succeeding subsections accordingly.

Page 4, line 4, strike "ELECTRONICALLY OR IN WRITING" and substitute "VIA WRITTEN OR ELECTRONIC NOTICE".

Page 4, line 6, after "BED BUGS." add "A TENANT WHO GIVES A LANDLORD ELECTRONIC NOTICE OF A CONDITION SHALL SEND SUCH NOTICE ONLY TO THE E-MAIL ADDRESS, TELEPHONE NUMBER, OR ELECTRONIC PORTAL SPECIFIED BY THE LANDLORD IN THE RENTAL AGREEMENT FOR COMMUNICATIONS. IN THE ABSENCE OF SUCH A PROVISION IN THE RENTAL AGREEMENT, THE TENANT SHALL COMMUNICATE WITH THE LANDLORD IN A MANNER THAT THE LANDLORD HAS PREVIOUSLY USED TO COMMUNICATE WITH THE TENANT. THE TENANT SHALL RETAIN SUFFICIENT PROOF OF THE DELIVERY OF THE ELECTRONIC NOTICE.".

Page 4, lines 11 and 12, strike "AND ANY CONTIGUOUS DWELLING UNIT".

Page 4, after line 15 insert:
"(3) IF THE INSPECTION OF A DWELLING UNIT CONFIRMS THE PRESENCE OF BED BUGS, THE LANDLORD SHALL ALSO CAUSE TO BE PERFORMED AN INSPECTION OF ALL CONTIGUOUS DWELLING UNITS AS PROMPTLY AS IS REASONABLY PRACTICAL.".

Page 6, strike lines 26 and 27 and substitute "QUALIFIED INSPECTOR SHALL ADVISE THE TENANT THAT THE FURNITURE, CLOTHING, EQUIPMENT, OR PERSONAL PROPERTY SHOULD NOT BE REMOVED FROM THE DWELLING UNIT UNTIL A PEST CONTROL AGENT DETERMINES THAT A BED BUG TREATMENT HAS BEEN COMPLETED. THE TENANT SHALL NOT DISPOSE OF PERSONAL PROPERTY THAT WAS DETERMINED TO CONTAIN BED BUGS IN ANY COMMON AREA WHERE SUCH DISPOSAL MAY RISK THE INFESTATION OF OTHER DWELLING UNITS.".

Page 7, strike line 1.

Page 7, strike lines 23 and 24 and substitute "JURISDICTION TO OBTAIN INJUNCTIVE RELIEF AGAINST A TENANT WHO:"

Page 8, after line 20 insert:

"38-12-907. Relationship to warranty of habitability. NOTWITHSTANDING ANY PROVISION OF PART 5 OF THIS ARTICLE 12 TO THE CONTRARY, A LANDLORD WHO COMPLIES WITH THIS PART 9 IS DEEMED TO HAVE SATISFIED THE REQUIREMENTS OF SAID PART 5 WITH RESPECT TO MATTERS CONCERNING BED BUGS.".

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