

HOUSE COMMITTEE OF REFERENCE REPORT

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Chair of Committee

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Date

February 19, 2020

Committee on Transportation & Local Government.

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

HB20-1196 be amended as follows, and as so amended, be referred to the Committee on Appropriations with favorable recommendation:

- 1 Amend printed bill, page 8, line 27, strike "TENANCY," and substitute
- 2 "TENANCY BASED ON A VIOLATION DESCRIBED IN SECTION 38-12-203
- 3 (1)(a),".
- 4 Page 9, line 4, strike "DIFFERENT" and substitute "SHORTER".
- 5 Page 11, strike lines 16 and 17 and substitute "HARMS OR THREATENS
- 6 REAL OR PERSONAL PROPERTY OR THE HEALTH, SAFETY, OR WELFARE OF
- 7 ONE OR MORE INDIVIDUALS OR ANIMALS, INCLUDING PET ANIMALS, AS
- 8 DEFINED IN SECTION 35-80-102 (10), and constitutes a felony prohibited
- 9 under article 3, 4,".
- 10 Page 17, line 27, strike "HOME" and substitute "PARK".
- 11 Page 22, line 17, strike "HOME;" and substitute "HOME, EXCEPT IN
- 12 CIRCUMSTANCES WHERE THE NEED FOR SUCH MAINTENANCE IS CAUSED BY
- 13 A RESIDENT'S ACTIONS;".
- 14 Page 29, line 10, strike "PRIMA FACIE" and substitute "PRESUMED".
- 15 Page 29, line 24, after "UNTIL" insert "THE PARTIES REACH AN AGREEMENT
- 16 CONCERNING THE RULE, REGULATION, OR AMENDMENT OR".
- 17 Page 31, after line 25, insert:

1           **"SECTION 15.** In Colorado Revised Statutes, 38-12-1105,  
2 **amend** (13) as follows:

3           **38-12-1105. Dispute resolution program - complaint process.**  
4 (13) A landlord may not take any retaliatory actions against a home  
5 owner. ~~for expressing an intention to file a complaint under this program~~  
6 ~~or filing a complaint under this program.~~ If the division determines that  
7 a landlord has retaliated against a home owner, the division may impose  
8 a fine of up to ten thousand dollars on the landlord."

9           Renumber succeeding sections accordingly.

10          Page 32, line 21, strike "thirty days from" and substitute "~~thirty~~ SIXTY  
11          days ~~from~~ AFTER".

12          Page 32, line 22, strike "thirty" and substitute "~~thirty~~ SIXTY".

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