

CHAPTER 352

PROFESSIONS AND OCCUPATIONS

SENATE BILL 17-245

BY SENATOR(S) Priola, Aguilar, Crowder, Donovan, Fenberg, Fields, Jones, Kefalas, Martinez Humenik, Merrifield, Moreno, Zenzinger;
also REPRESENTATIVE(S) Pabon, Arndt, Becker K., Benavidez, Bridges, Buckner, Coleman, Danielson, Esgar, Exum, Garnett, Ginal, Gray, Hamner, Hansen, Herod, Hooton, Jackson, Kennedy, Kraft-Tharp, Lebsock, Lee, Lontine, McLachlan, Melton, Michaelson Jenet, Mitsch Bush, Pettersen, Rosenthal, Salazar, Valdez, Weissman, Winter, Young, Duran.

AN ACT**CONCERNING A TWENTY-ONE-DAY NOTICE REQUIREMENT IN TENANCIES OF ONE MONTH OR MORE BUT LESS THAN SIX MONTHS.**

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, **add** part 7 to article 12 of title 38 as follows:

PART 7
NOTICE OF RENT INCREASE

38-12-701. Tenancies of one month or longer but less than six months. NOTWITHSTANDING ANY OTHER PROVISION OF LAW, IN A TENANCY OF ONE MONTH OR LONGER BUT LESS THAN SIX MONTHS WHERE THERE IS NO WRITTEN AGREEMENT BETWEEN THE LANDLORD AND TENANT, A LANDLORD MAY INCREASE THE RENT ONLY UPON AT LEAST TWENTY-ONE DAYS' NOTICE TO THE TENANT.

SECTION 2. In Colorado Revised Statutes, 13-40-107, **amend** (1)(c) as follows:

13-40-107. Notice to quit. (1) A tenancy may be terminated by notice in writing, served not less than the respective period fixed before the end of the applicable tenancy, as follows:

(c) A tenancy of one month or longer but less than six months, ~~seven~~ TWENTY-ONE days;

Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.

SECTION 3. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 9, 2017, if adjournment sine die is on May 10, 2017); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in November 2018 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

Approved: June 5, 2017