

HB1098\_L.012

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Transportation, Housing & Local Government.

HB24-1098 be amended as follows:

1 Amend printed bill, page 13, after line 26 insert:

2           "(f) **History of nonpayment of rent.** (I) If A TENANT SUBMITS A  
3 RENT PAYMENT LATE MORE THAN TWO TIMES DURING THE PERIOD OF THE  
4 RENTAL AGREEMENT, THE LANDLORD MAY INITIATE A NO-FAULT EVICTION  
5 OF THE TENANT AT THE END OF THE TERM OF THE RENTAL AGREEMENT SO  
6 LONG AS THE LANDLORD:

7           (A) ALLOWS THE TENANT AT LEAST NINETY DAYS AFTER  
8 RECEIVING THE NOTICE DESCRIBED IN SUBSECTION (3)(f)(I)(B) OF THIS  
9 SECTION TO VACATE THE RESIDENTIAL PREMISES, DURING WHICH TIME THE  
10 TENANT MAY REMAIN IN POSSESSION OF THE RESIDENTIAL PREMISES  
11 UNDER THE SAME TERMS AS THE TENANT'S EXISTING RENTAL AGREEMENT;  
12 AND

13           (B) PROVIDES THE TENANT PROPER SERVICE OF A WRITTEN NOTICE  
14 OF THE LANDLORD'S INTENT TO TERMINATE THE TENANCY, WHICH NOTICE  
15 INCLUDES THE DATE ON WHICH THE TENANT WILL BE REQUIRED TO  
16 VACATE.

17           (II) FOR PURPOSES OF THIS SUBSECTION (3)(f), A RENT PAYMENT  
18 QUALIFIES AS LATE IF IT IS SUBMITTED MORE THAN TEN CALENDAR DAYS  
19 AFTER THE DAY IT IS DUE ACCORDING TO THE RENTAL AGREEMENT AND  
20 THE LANDLORD PROVIDES THE TENANT WITH PROPER SERVICE OF A  
21 WRITTEN NOTICE UNDER SECTION 13-40-104 (1)(d).

22           (III) THIS SUBSECTION (3)(f) DOES NOT APPLY IF THE RENT  
23 PAYMENT IS SUBMITTED WITHIN THE CURE PERIOD DESCRIBED IN SECTION  
24 13-40-104 (1)(d) OR 13-40-115 (4).".

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