

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Public Health Care & Human Services.

HB19-1170 be amended as follows:

1 Amend printed bill, page 13, strike lines 26 and 27 and substitute:

2 "(3) NOTWITHSTANDING SUBSECTION (1) OF THIS SECTION:

3 (a) IF THE SAME CONDITION THAT SUBSTANTIALLY CAUSED A
4 BREACH OF THE WARRANTY OF HABITABILITY RECURS WITHIN SIX MONTHS
5 AFTER THE CONDITION IS REPAIRED OR REMEDIED, OTHER THAN A BREACH
6 OF SECTION 38-12-505 (1)(b)(I), THE TENANT MAY TERMINATE THE
7 RENTAL AGREEMENT FOURTEEN DAYS AFTER PROVIDING THE LANDLORD
8 WRITTEN OR ELECTRONIC NOTICE OF THE TENANT'S INTENT TO DO SO. THE
9 NOTICE MUST INCLUDE A DESCRIPTION OF THE CONDITION AND THE DATE
10 OF THE TERMINATION OF THE RENTAL AGREEMENT.

11 (b) IF THE SAME CONDITION THAT SUBSTANTIALLY CAUSED A
12 BREACH OF THE WARRANTY OF HABITABILITY RECURS WITHIN SIX MONTHS
13 AFTER THE CONDITION IS REPAIRED OR REMEDIED, AND THE CONDITION IS
14 A BREACH OF SECTION 38-12-505 (1)(b)(I), THE TENANT MAY TERMINATE
15 THE RENTAL AGREEMENT FOURTEEN DAYS AFTER PROVIDING THE
16 LANDLORD WRITTEN OR ELECTRONIC NOTICE OF THE TENANT'S INTENT TO
17 DO SO. THE NOTICE MUST INCLUDE A DESCRIPTION OF THE CONDITION AND
18 THE DATE OF THE TERMINATION OF THE RENTAL AGREEMENT. HOWEVER,
19 IF THE LANDLORD REMEDIES THE CONDITION WITHIN FOURTEEN DAYS
20 AFTER RECEIVING THE NOTICE, THE TENANT MAY NOT TERMINATE THE
21 RENTAL AGREEMENT.".

22 Page 14, strike lines 1 through 6.

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