HB1170_L.001
HOUSE COMMITTEE OF REFERENCE AMENDMENT
Committee on Public Health Care & Human Services.
HB19-1170 be amended as follows:

1   Amend printed bill, page 4, line 22, after "**add**" insert "(2.3) and".

2   Page 5, line 3, after "received" insert "REASONABLY COMPLETE".

3   Page 5, after line 12 insert:
4   "(2.3) A TENANT WHO GIVES ELECTRONIC NOTICE OF A CONDITION
5   AS DESCRIBED IN SUBSECTION (2)(b) OF THIS SECTION SHALL RETAIN
6   SUFFICIENT PROOF OF DELIVERY, INCLUDING BUT NOT LIMITED TO AN
7   ELECTRONIC RECEIPT OF DELIVERY OR A CERTIFICATE OF SERVICE
8   PREPARED BY THE SENDER CONFIRMING THE ELECTRONIC DELIVERY.".

9   Page 5, line 20, after "(4)" insert "(a)".

10 Page 5, strike lines 24 through 27 and substitute "TENANT, SHALL move
11 a PROVIDE THE tenant: to
12   (I) A comparable DWELLING unit, after paying the reasonable
13 costs, actually incurred, incident to the move. AS SELECTED BY THE
14 LANDLORD, AT NO EXPENSE OR COST TO THE TENANT; OR
15   (II) A HOTEL ROOM, AS SELECTED BY THE LANDLORD, AT NO
16 EXPENSE OR COST TO THE TENANT.
17   (b) A LANDLORD IS NOT REQUIRED TO PAY FOR ANY OTHER
18 EXPENSES OF A TENANT THAT ARISE AFTER THE RELOCATION PERIOD. A
19 TENANT CONTINUES TO BE RESPONSIBLE FOR PAYMENT OF RENT UNDER
20 THE RENTAL AGREEMENT DURING THE PERIOD OF ANY TEMPORARY
21 RELOCATION AND FOR THE REMAINDER OF THE TERM OF THE RENTAL
22 AGREEMENT FOLLOWING THE REMEDIATION.".

23 Page 6, strike lines 1 through 4.

24 Page 11, line 20, strike "TENANT." and substitute "TENANT AND SHALL
25 COMMENCE WORK TO REPAIR OR REMEDY THE CONDITION AS SOON AS
26 REASONABLY POSSIBLE.".

27 Page 13, strike lines 18 through 25 and substitute:
28   "(X) IF A COURT FINDS THAT A TENANT HAS WRONGFULLY
29 DEDUCTED RENT, THE COURT SHALL AWARD THE LANDLORD AN AMOUNT
30 OF MONEY EQUAL TO THE AMOUNT WRONGFULLY WITHHELD. IF THE COURT
31 FINDS THAT THE TENANT ACTED IN BAD FAITH, THE COURT SHALL AWARD
32 THE LANDLORD POSSESSION OF THE PREMISES AND AN AMOUNT OF MONEY
33 EQUAL TO DOUBLE THE AMOUNT WRONGFULLY WITHHELD.".

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