

SB25-020

## HOUSE FLOOR AMENDMENT

Second Reading

BY REPRESENTATIVES Soper &amp; Mabrey

1 Amend the Judiciary Committee Report, dated April 15, 2025, page 1,  
2 strike lines 1 through 3 and substitute:

3 "Amend reengrossed bill, page 8, line 12, strike "**housing.**" and substitute  
4 "**housing - definition.**".

5 Page 9 of the bill, lines 2 and 3, strike "VIOLATION OF THIS PART 5, OTHER  
6 THAN A VIOLATION OF SECTION 28-12-503 (5)," and substitute "PATTERN  
7 OF NEGLECT".

8 Page 9 of the bill, lines 8 through 10, strike "OR PRACTICE OF VIOLATIONS  
9 OF THIS PART 5, OTHER THAN A VIOLATION OF SECTION 38-12-503 (5)," and  
10 substitute "OF NEGLECT".

11 Page 9 of the bill, after line 11 insert:

12        "(c) AS USED IN THIS SUBSECTION (2), UNLESS THE CONTEXT  
13 OTHERWISE REQUIRES, "PATTERN OF NEGLECT" MEANS EVIDENCE THAT A  
14 PERSON HAS MAINTAINED THE MULTIFAMILY RESIDENTIAL PROPERTY IN A  
15 STATE OF DISREPAIR THAT CONSTITUTES A THREAT TO THE HEALTH,  
16 SAFETY, OR SECURITY OF THE TENANTS OR THE PUBLIC. A THREAT TO THE  
17 HEALTH, SAFETY, OR SECURITY OF THE TENANTS INCLUDES:

18            (I) A VERMIN OR RAT INFESTATION;  
19            (II) FILTH OR CONTAMINATION;  
20            (III) INADEQUATE VENTILATION, ILLUMINATION, SANITARY,  
21 HEATING, OR LIFE SAFETY FACILITIES;  
22            (IV) INOPERATIVE FIRE SUPPRESSION OR WARNING EQUIPMENT;  
23            (V) INOPERATIVE DOORS OR WINDOW LOCKS; AND  
24            (VI) ANY OTHER CONDITION THAT CONSTITUTES A HAZARD TO  
25 TENANTS, OCCUPANTS, OR THE PUBLIC."".

26 Page 1 of the report, line 11, strike "**Page 9**, line 3:".

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