

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Business, Labor, & Technology.

HB25-1249 be amended as follows:

- 1 Amend reengrossed bill, page 4, line 2, after "UNCLEANLINESS" insert
- 2 "BEYOND THE CONDITION REQUIRED BY THE LEASE".
- 3 Page 5, strike lines 18 and 19 and substitute:
- 4 "(1.5) UPON A LANDLORD'S OR TENANT'S REQUEST, AND IF
- 5 MUTUALLY AGREEABLE BY THE LANDLORD AND THE TENANT, THE
- 6 LANDLORD AND THE TENANT SHALL CONDUCT A JOINT WALK-THROUGH
- 7 INSPECTION, EITHER IN PERSON OR VIA A".
- 8 Page 9, strike lines 7 through 9 and substitute "AMENDED, IF A LANDLORD
- 9 PROVIDES A TENANT WITH A WRITTEN STATEMENT PURSUANT TO
- 10 SUBSECTION (1) OF THIS SECTION WITHIN FOURTEEN DAYS AFTER A
- 11 WRITTEN REQUEST BY THE TENANT, THE LANDLORD SHALL PROVIDE".
- 12 Page 10, line 3, after "TENANCY." insert "NOTHING IN THIS SUBSECTION
- 13 (11)(a) PRECLUDES A LANDLORD FROM HAVING ACTUAL CAUSE TO RETAIN
- 14 ANY AMOUNT OF A SECURITY DEPOSIT TO PAY FOR THE REPLACEMENT OF
- 15 CARPET IN A PORTION OR PORTIONS OF THE DWELLING UNIT IF THERE IS
- 16 SUBSTANTIAL AND IRREPARABLE DAMAGE TO A PORTION OR PORTIONS OF
- 17 THE CARPET THAT EXCEEDS NORMAL WEAR AND TEAR AND DID NOT
- 18 PREEXIST THE TENANCY.".
- 19 Page 10, line 7, after the first "THE" insert "PAINT OF THE".
- 20 Page 10, strike lines 9 through 15 and substitute "TENANCY. NOTHING IN
- 21 THIS SUBSECTION (11)(b) PRECLUDES A LANDLORD FROM HAVING ACTUAL
- 22 CAUSE TO RETAIN ANY AMOUNT OF A SECURITY DEPOSIT TO PAY FOR THE
- 23 REPLACEMENT OF PAINT IN A PORTION OR PORTIONS OF THE DWELLING
- 24 UNIT IF THERE IS SUBSTANTIAL DAMAGE TO A PORTION OR PORTIONS OF
- 25 THE PAINT ON THE INTERIOR WALLS OR CEILING THAT EXCEEDS NORMAL
- 26 WEAR AND TEAR AND DID NOT PREEXIST THE TENANCY.".
- 27 Reletter succeeding paragraph accordingly.

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