

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 PREEEXIST 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 PREEEXIST THE TENANCY.".
  
- 27 Reletter succeeding paragraph accordingly.

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