After consideration on the merits, the Committee recommends the following:

HB19-1170 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

Amend reengrossed bill, page 5, strike lines 24 through 26 and substitute:

"(2.3) A TENANT WHO GIVES A LANDLORD ELECTRONIC NOTICE OF A CONDITION SHALL SEND SUCH NOTICE ONLY TO THE E-MAIL ADDRESS, PHONE NUMBER, OR ELECTRONIC PORTAL SPECIFIED BY THE LANDLORD IN THE RENTAL AGREEMENT FOR COMMUNICATIONS. IN THE ABSENCE OF SUCH A PROVISION IN THE RENTAL AGREEMENT, THE TENANT SHALL COMMUNICATE WITH THE LANDLORD IN A MANNER THAT THE LANDLORD HAS PREVIOUSLY USED TO COMMUNICATE WITH THE TENANT. THE TENANT SHALL RETAIN SUFFICIENT PROOF OF DELIVERY OF THE ELECTRONIC NOTICE."

Page 7, line 2, after "THE" insert "RESIDENTIAL".

Page 8, line 17, after "THE" insert "RESIDENTIAL".

Page 10, line 4, after "leased" insert "RESIDENTIAL".

Page 10, line 5, before "premises" insert "RESIDENTIAL".

Page 13, strike lines 6 through 14 and substitute "OR MORE RENT PAYMENTS IF THE RESIDENTIAL PREMISES:

(A) SATISFIES THE REQUIREMENTS FOR A LOW-INCOME HOUSING CREDIT PURSUANT TO 26 U.S.C. SEC. 42;"
(B) WAS CONSTRUCTED, ACQUIRED, DEVELOPED, OR 
REHABILITATED WITH FUNDING PROVIDED PURSUANT TO SECTION 8 OR 9 
of the federal "UNITED STATES HOUSING ACT OF 1937", AS AMENDED, 
codified at 42 U.S.C. SECS. 1437f and 1437g; 
(C) WAS CONSTRUCTED, ACQUIRED, DEVELOPED, OR 
REHABILITATED WITH FUNDING PROVIDED FROM THE HOME INVESTMENT 
PARTNERSHIPS PROGRAM OF THE FEDERAL DEPARTMENT OF HOUSING AND 
URBAN DEVELOPMENT; OR 
(D) INCLUDES UNITS THAT WERE CONSTRUCTED WITH FUNDING 
PROVIDED BY ANY FEDERAL OR STATE PROGRAM THAT RESTRICTS 
MAXIMUM RENTS FOR PERSONS OF LOW OR MODERATE INCOME AND THAT 
CURRENTLY HAS A RECORDED LAND USE RESTRICTION THAT IS MONITORED 
BY A FEDERAL, STATE, COUNTY, OR MUNICIPAL AGENCY TO ENSURE 
COMPLIANCE.".

Page 13, line 22, after the second "THE" insert "RESIDENTIAL".

Page 16, after line 25 insert:

"SECTION 9. In Colorado Revised Statutes, amend 38-12-801 
as follows:

38-12-801. Written rental agreement - copy - tenant. (1) If 
there is a written rental agreement, then the landlord shall provide the 
tenant with a copy of the agreement that is signed by the landlord and the 
tenant, no later than the seventh day after the tenant has signed the 
agreement. A landlord may provide the tenant with an electronic copy of 
the agreement, unless the tenant requests a paper copy, in which case the 
landlord shall provide the tenant with a paper copy.

(2) A WRITTEN RENTAL AGREEMENT MUST INCLUDE A STATEMENT 
INDICATING TO THE TENANT THE NAME AND ADDRESS OF THE PERSON WHO 
IS THE LANDLORD OR THE LANDLORD'S AUTHORIZED AGENT. IF THE 
IDENTITY OF A LANDLORD OR A LANDLORD'S AUTHORIZED AGENT 
CHANGES, THE NEW LANDLORD OR AUTHORIZED AGENT, NOT LATER THAN 
ONE BUSINESS DAY AFTER SUCH CHANGE, SHALL:

(a) PROVIDE EACH TENANT OF THE LANDLORD WRITTEN OR 
ELECTRONIC NOTICE OF THE CHANGE; OR

(b) POST THE IDENTITY OF THE NEW LANDLORD OR NEW 
AUTHORIZED AGENT IN A CONSPICUOUS LOCATION ON THE RESIDENTIAL 
PREMISES.".

Renumber succeeding sections accordingly.

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