

SENATE COMMITTEE OF REFERENCE REPORT

Chair of Committee

April 11, 2023
Date

Committee on Local Government & Housing.

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

SB23-184 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 2, line 3, strike "(1)(e), (1)(f), (1)(g)".
- 2 Page 3, strike line 4 and substitute "MUST COMPLY WITH SUBSECTIONS
- 3 (1)(c) AND (1)(d) OF THIS".
- 4 Page 3, strike lines 11 through 14 and substitute:
 - 5 "(I) AMOUNT OF INCOME, EXCEPT FOR THE PURPOSE OF
 - 6 DETERMINING THAT THE PROSPECTIVE TENANT'S ANNUAL AMOUNT OF
 - 7 INCOME EQUALS OR EXCEEDS TWO HUNDRED PERCENT OF THE PORTION OF
 - 8 THE ANNUAL COST OF RENT THAT IS TO BE PAID BY THE PROSPECTIVE
 - 9 TENANT; OR
 - 10 (II) CREDIT SCORE, ADVERSE CREDIT EVENT, OR LACK OF CREDIT".
- 11 Page 3, line 24, strike "ONE HUNDRED TWENTY-FIVE" and substitute "TWO
- 12 HUNDRED".
- 13 Page 3, lines 26 and 27, strike "ONE HUNDRED TWENTY-FIVE" and
- 14 substitute "TWO HUNDRED".
- 15 Strike page 4.
- 16 Page 5, strike lines 1 and 2 and substitute:
 - 17 "(1.5) A VIOLATION OF SUBSECTION (1)(c) OR (1)(d) OF THIS
 - 18 SECTION CONSTITUTES UNLAWFUL DISCRIMINATION".

1 Page 6, strike lines 6 through 12 and substitute:

2 "(5)(a) A LANDLORD WHO VIOLATES SECTION 38-12-904 (1)(c) OR
3 (1)(d) IS SUBJECT TO AN INITIAL PENALTY OF FIFTY DOLLARS, TO BE PAID
4 TO THE PARTY AGGRIEVED BY THE VIOLATION. A LANDLORD WHO
5 VIOLATES SECTION 38-12-904 (1)(c) OR (1)(d) AND DOES NOT CURE THE
6 VIOLATION PURSUANT TO SUBSECTION (3) OF THIS SECTION IS ALSO
7 SUBJECT TO A STATUTORY PENALTY OF TWO THOUSAND FIVE HUNDRED
8 DOLLARS, TO BE PAID TO THE AGGRIEVED PARTY IN ADDITION".

9 Page 7, strike lines 4 and 5 and substitute:

10 "(q) FOR ANY PERSON TO VIOLATE SECTION 38-12-904 (1)(c) OR
11 (1)(d).".

12 Page 7, strike lines 8 through 24 and substitute:

13 "**38-12-102.5. Security deposits - maximum amount.** ON AND
14 AFTER THE EFFECTIVE DATE OF THIS SECTION, A LANDLORD SHALL NOT
15 REQUIRE A TENANT TO SUBMIT A SECURITY DEPOSIT IN AN AMOUNT THAT
16 EXCEEDS THE AMOUNT OF TWO MONTHLY RENT PAYMENTS UNDER THE
17 RENTAL AGREEMENT.".

18 Renumber succeeding sections accordingly.

19 Page 1, strike lines 106 and 107 and substitute "**REQUIRE AS A SECURITY
20 DEPOSIT, AND ALLOWING A**".

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