

First Regular Session  
Seventy-first General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 17-1055.01 Yelana Love x2295

SENATE BILL 17-245

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SENATE SPONSORSHIP

Priola,

HOUSE SPONSORSHIP

Pabon,

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Senate Committees

Local Government

House Committees

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A BILL FOR AN ACT

101 CONCERNING A TWENTY-ONE-DAY NOTICE REQUIREMENT IN  
102 TENANCIES OF ONE MONTH OR MORE BUT LESS THAN ONE YEAR.

Bill Summary

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

Currently, a tenancy of one month or more but less than 6 months may be terminated by either party with 7 days' notice. The bill extends the notice to 21 days. The bill also requires 21 days' notice for a landlord to increase rent in tenancies of one month or longer but less than one year.

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Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters indicate new material to be added to existing statute.*  
*Dashes through the words indicate deletions from existing statute.*

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, **add** part 7 to article  
3 12 of title 38 as follows:

4 PART 7

5 NOTICE OF RENT INCREASE

6 **38-12-701. Tenancies of one month or longer but less than one**  
7 **year.** NOTWITHSTANDING ANY OTHER PROVISION OF LAW, IN A TENANCY  
8 OF ONE MONTH OR LONGER BUT LESS THAN ONE YEAR WHERE THERE IS NO  
9 WRITTEN AGREEMENT BETWEEN THE LANDLORD AND TENANT, A  
10 LANDLORD MAY INCREASE THE RENT ONLY UPON AT LEAST TWENTY-ONE  
11 DAYS' NOTICE TO THE TENANT.

12 **SECTION 2.** In Colorado Revised Statutes, 13-40-107, **amend**  
13 (1)(b); and **repeal** (1)(c) as follows:

14 **13-40-107. Notice to quit.** (1) A tenancy may be terminated by  
15 notice in writing, served not less than the respective period fixed before  
16 the end of the applicable tenancy, as follows:

17 (b) A tenancy of ~~six months~~ ONE MONTH or longer but less than a  
18 year, ~~twenty-eight~~ TWENTY-ONE days;

19 (c) ~~A tenancy of one month or longer but less than six months,~~  
20 ~~seven days;~~

21 **SECTION 3. Act subject to petition - effective date.** This act  
22 takes effect at 12:01 a.m. on the day following the expiration of the  
23 ninety-day period after final adjournment of the general assembly (August  
24 9, 2017, if adjournment sine die is on May 10, 2017); except that, if a  
25 referendum petition is filed pursuant to section 1 (3) of article V of the  
26 state constitution against this act or an item, section, or part of this act  
27 within such period, then the act, item, section, or part will not take effect

1 unless approved by the people at the general election to be held in  
2 November 2018 and, in such case, will take effect on the date of the  
3 official declaration of the vote thereon by the governor.