

Second Regular Session  
Seventy-first General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 18-0597.01 Duane Gall x4335

SENATE BILL 18-010

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SENATE SPONSORSHIP

**Martinez Humenik and Williams A.**, Aguilar, Donovan, Kefalas, Merrifield, Priola, Tate, Court, Fenberg, Fields, Guzman, Kagan, Kerr, Todd, Zenzinger

HOUSE SPONSORSHIP

**Exum**, Benavidez, Coleman, Herod, Kennedy, Roberts, Rosenthal, Becker K., Buckner, Singer, Weissman, Lee

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Senate Committees  
Local Government

House Committees

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A BILL FOR AN ACT

101      **CONCERNING THE REQUIREMENT THAT A RESIDENTIAL LANDLORD**  
102            **PROVIDE A TENANT WITH SPECIFIED DOCUMENTS RELEVANT TO**  
103            **THE LANDLORD-TENANT RELATIONSHIP, AND, IN CONNECTION**  
104            **THEREWITH, SPECIFYING RENT RECEIPTS AND COPIES OF ANY**  
105            **WRITTEN LEASE AGREEMENT AS DOCUMENTS THAT MUST BE**  
106            **PROVIDED.**

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**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>.)*

The bill requires a residential landlord to provide each tenant with

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



1 PERSON BY A TENANT WITH CASH OR A MONEY ORDER, IF REQUESTED BY  
2 THE TENANT, A LANDLORD SHALL PROVIDE THE TENANT WITH A RECEIPT  
3 INDICATING THE AMOUNT THE TENANT PAID, THE RECIPIENT, AND THE  
4 DATE OF PAYMENT, UNLESS THERE IS ALREADY AN EXISTING PROCEDURE  
5 THAT PROVIDES A TENANT WITH A RECORD OF THE PAYMENT RECEIVED  
6 THAT INDICATES THE AMOUNT THE TENANT PAID, THE RECIPIENT, AND THE  
7 DATE OF PAYMENT. A LANDLORD MAY PROVIDE THE TENANT WITH AN  
8 ELECTRONIC RECEIPT, UNLESS THE TENANT REQUESTS A PAPER RECEIPT, IN  
9 WHICH CASE THE LANDLORD SHALL PROVIDE THE TENANT WITH A PAPER  
10 RECEIPT. FOR PURPOSES OF THIS SECTION, A RECEIPT MAY BE INCLUDED AS  
11 PART OF A BILLING STATEMENT.

12 **SECTION 3. Act subject to petition - effective date.** This act  
13 takes effect at 12:01 a.m. on the day following the expiration of the  
14 ninety-day period after final adjournment of the general assembly (August  
15 8, 2018, if adjournment sine die is on May 9, 2018); except that, if a  
16 referendum petition is filed pursuant to section 1 (3) of article V of the  
17 state constitution against this act or an item, section, or part of this act  
18 within such period, then the act, item, section, or part will not take effect  
19 unless approved by the people at the general election to be held in  
20 November 2018 and, in such case, will take effect on the date of the  
21 official declaration of the vote thereon by the governor.