

**First Regular Session  
Seventy-third General Assembly  
STATE OF COLORADO**

**INTRODUCED**

LLS NO. 21-0649.01 Richard Sweetman x4333

**HOUSE BILL 21-1134**

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**HOUSE SPONSORSHIP**

**Ricks, Bacon**

**SENATE SPONSORSHIP**

**Bridges,**

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**House Committees**  
Business Affairs & Labor

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING FACILITATING THE REPORTING OF TENANTS' RENT**  
102                    **PAYMENT INFORMATION TO CONSUMER REPORTING AGENCIES**  
103                    **AT THE TENANTS' REQUEST.**

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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 creates the tenants' rent payment information pilot program (pilot program) and directs the Colorado housing and finance authority (authority) to contract with a third party to administer the pilot program in accordance with rules promulgated by the authority.

The administrator shall recruit no more than 10 landlords to

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.

participate in the pilot program. A tenant may participate in the pilot program only if the tenant elects to participate and completes a financial education course.

On or before January 1, 2024, the authority, in consultation with the administrator, shall submit to applicable legislative committees of reference a report concerning the pilot program.

The pilot program is repealed, effective June 1, 2024.

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** 29-4-736 as  
3 follows:

4 **29-4-736. Tenants' rent payment information pilot program**  
5 **- created - administrator - financial education courses required -**  
6 **rules - definitions - repeal.** (1) AS USED IN THIS SECTION, UNLESS THE  
7 CONTEXT OTHERWISE REQUIRES:

8 (a) "ADMINISTRATOR" MEANS THE ADMINISTRATOR WITH WHICH  
9 THE AUTHORITY CONTRACTS TO ADMINISTER THE PILOT PROGRAM  
10 PURSUANT TO SUBSECTION (2) OF THIS SECTION.

11 (b) "CONSUMER REPORTING AGENCY" MEANS:

12 (I) A CONSUMER REPORTING AGENCY THAT COMPILES AND  
13 MAINTAINS FILES ON CONSUMERS ON A NATIONWIDE BASIS, AS DEFINED IN  
14 15 U.S.C. SEC. 1681a (p); OR

15 (II) A CONSUMER REPORTING AGENCY, AS DEFINED IN 15 U.S.C.  
16 SEC. 1681a (f), SO LONG AS THE CONSUMER REPORTING AGENCY RESELLS  
17 OR OTHERWISE FURNISHES THE RENT PAYMENT INFORMATION TO A  
18 CONSUMER REPORTING AGENCY THAT COMPILES AND MAINTAINS FILES ON  
19 CONSUMERS ON A NATIONWIDE BASIS, AS DEFINED IN 15 U.S.C. SEC. 1681a  
20 (p).

21 (c) "DWELLING UNIT" HAS THE MEANING SET FORTH IN SECTION  
22 38-12-502 (3).

1 (d) "FINANCIAL EDUCATION COURSE" MEANS AN EDUCATIONAL  
2 COURSE THAT PROVIDES INFORMATION ABOUT THE IMPORTANCE OF  
3 BUILDING AND MAINTAINING GOOD CREDIT, INCLUDING A FINANCIAL  
4 EDUCATION COURSE OFFERED BY A LOCAL BANK, A NONPROFIT  
5 ORGANIZATION, A HOUSING AUTHORITY, A STATE GOVERNMENT AGENCY  
6 SUCH AS THE AUTHORITY, OR A LOCAL GOVERNMENT AGENCY.

7 (e) "LANDLORD" HAS THE MEANING SET FORTH IN SECTION  
8 38-12-502 (5).

9 (f) "PARTICIPANT LANDLORD" MEANS A LANDLORD THAT HAS  
10 ELECTED TO PARTICIPATE IN THE PILOT PROGRAM. A PARTICIPANT  
11 LANDLORD MAY BE A PERSON, A PUBLIC HOUSING AUTHORITY, OR A  
12 NONPROFIT ORGANIZATION THAT IS A LANDLORD.

13 (g) "PARTICIPANT TENANT" MEANS A TENANT THAT HAS ELECTED  
14 TO PARTICIPATE IN THE PILOT PROGRAM AND WHOSE LANDLORD IS A  
15 PARTICIPANT LANDLORD.

16 (h) "PILOT PROGRAM" MEANS THE TENANTS' RENT PAYMENT  
17 INFORMATION PILOT PROGRAM CREATED IN SUBSECTION (2) OF THIS  
18 SECTION.

19 (i) "RENT PAYMENT INFORMATION" MEANS INFORMATION  
20 CONCERNING A TENANT'S TIMELY PAYMENT OF RENT, UNTIMELY PAYMENT  
21 OF RENT, AND NONPAYMENT OF RENT. "RENT PAYMENT INFORMATION"  
22 DOES NOT INCLUDE INFORMATION CONCERNING A TENANT'S PAYMENT OR  
23 NONPAYMENT OF ANY FEES.

24 (j) "TENANT" HAS THE MEANING SET FORTH IN SECTION 38-12-502  
25 (9).

26 (2) (a) THE TENANTS' RENT PAYMENT INFORMATION PILOT  
27 PROGRAM IS CREATED TO FACILITATE THE REPORTING OF PARTICIPANT

1 TENANTS' RENT PAYMENT INFORMATION TO CONSUMER REPORTING  
2 AGENCIES.

3 (b) ON OR BEFORE OCTOBER 1, 2021, THE AUTHORITY SHALL  
4 CONTRACT WITH A THIRD PARTY TO ADMINISTER THE PILOT PROGRAM. THE  
5 ADMINISTRATOR SHALL ADMINISTER THE PILOT PROGRAM IN ACCORDANCE  
6 WITH THIS SECTION AND RULES PROMULGATED BY THE AUTHORITY  
7 PURSUANT TO SUBSECTION (3) OF THIS SECTION.

8 (c) (I) ON OR BEFORE OCTOBER 15, 2021, THE ADMINISTRATOR, IN  
9 CONSULTATION WITH THE AUTHORITY, SHALL COMMENCE RECRUITING  
10 LANDLORDS AND TENANTS TO PARTICIPATE IN THE PILOT PROGRAM.

11 (II) THE ADMINISTRATOR SHALL RECRUIT NO MORE THAN TEN  
12 LANDLORDS TO PARTICIPATE IN THE PILOT PROGRAM. TO THE EXTENT  
13 PRACTICABLE, THE ADMINISTRATOR SHALL RECRUIT PARTICIPANT  
14 LANDLORDS WHO:

15 (A) OFFER A VARIETY OF TYPES OF DWELLING UNITS FOR RENT,  
16 INCLUDING DWELLING UNITS OF VARIOUS SIZES;

17 (B) OFFER DWELLING UNITS FOR RENT THAT ARE LOCATED IN  
18 DIVERSE AREAS OF THE STATE;

19 (C) OFFER AT LEAST FIVE DWELLING UNITS FOR RENT; AND

20 (D) AGREE TO COMPLY WITH RULES PROMULGATED BY THE  
21 AUTHORITY PURSUANT TO SUBSECTION (3) OF THIS SECTION.

22 (III) THE ADMINISTRATOR MAY WORK WITH STATEWIDE OR  
23 NATIONAL ASSOCIATIONS OF LANDLORDS TO IDENTIFY POTENTIAL  
24 PARTICIPANT LANDLORDS.

25 (IV) THE ADMINISTRATOR SHALL RECRUIT AT LEAST ONE HUNDRED  
26 TENANTS TO PARTICIPATE IN THE PILOT PROGRAM.

27 (d) (I) A TENANT MAY PARTICIPATE IN THE PILOT PROGRAM ONLY

1 IF THE TENANT ELECTS TO PARTICIPATE AND COMPLETES A FINANCIAL  
2 EDUCATION COURSE. THE ADMINISTRATOR SHALL ENSURE THAT EACH  
3 PARTICIPANT TENANT COMPLETES A FINANCIAL EDUCATION COURSE  
4 BEFORE THE PARTICIPANT TENANT MAY HAVE A PARTICIPANT LANDLORD  
5 REPORT THE PARTICIPANT TENANT'S RENT PAYMENT INFORMATION.

6 (II) ON AND AFTER OCTOBER 15, 2021, THE ADMINISTRATOR  
7 SHALL:

8 (A) DIRECT EACH POTENTIAL PARTICIPANT TENANT TO THE LIST OF  
9 FINANCIAL EDUCATION COURSES ESTABLISHED PURSUANT TO RULES  
10 PROMULGATED BY THE AUTHORITY PURSUANT TO SUBSECTION (3) OF THIS  
11 SECTION; AND

12 (B) PROVIDE EDUCATION TO PARTICIPANT LANDLORDS AND  
13 POTENTIAL PARTICIPANT LANDLORDS CONCERNING THE REQUIREMENTS OF  
14 PARTICIPATION IN THE PILOT PROGRAM.

15 (3) (a) ON OR BEFORE OCTOBER 1, 2021, THE AUTHORITY SHALL  
16 PROMULGATE RULES FOR THE ADMINISTRATION OF THE PILOT PROGRAM.  
17 AT A MINIMUM, THE RULES MUST:

18 (I) INCLUDE A LIST OF FINANCIAL EDUCATION COURSES THAT  
19 TENANTS MAY COMPLETE IN ORDER TO PARTICIPATE IN THE PILOT  
20 PROGRAM, INCLUDING ONLINE CLASSES SORTED BY LOCATION AND, TO THE  
21 EXTENT PRACTICABLE, ADDRESSES, PHONE NUMBERS, WEBSITES, AND  
22 OTHER CONTACT INFORMATION;

23 (II) ENSURE THAT EACH PARTICIPANT LANDLORD REPORTS ONLY  
24 RENT PAYMENT INFORMATION CONCERNING A PARTICIPANT TENANT'S  
25 PAYMENT OR NONPAYMENT OF RENT AFTER THE DATE UPON WHICH THE  
26 PARTICIPANT TENANT ELECTED TO PARTICIPATE IN THE PILOT PROGRAM;  
27 AND

1 (III) ESTABLISH A STANDARD FORM FOR PARTICIPANT TENANTS TO  
2 USE TO ELECT TO PARTICIPATE IN THE PILOT PROGRAM, WHICH STANDARD  
3 FORM MUST INCLUDE:

4 (A) A STATEMENT THAT THE PARTICIPANT TENANT'S  
5 PARTICIPATION IN THE PILOT PROGRAM IS VOLUNTARY AND THAT A  
6 PARTICIPANT TENANT MAY CEASE PARTICIPATING IN THE PILOT PROGRAM  
7 AT ANY TIME AND FOR ANY REASON BY PROVIDING NOTICE TO THE  
8 PARTICIPANT TENANT'S PARTICIPANT LANDLORD;

9 (B) A STATEMENT THAT ALL OF THE PARTICIPANT TENANT'S RENT  
10 PAYMENTS WILL BE REPORTED, REGARDLESS OF WHETHER THE PAYMENTS  
11 ARE TIMELY, LATE, OR MISSED, AND THAT REPORTING WILL COMMENCE  
12 WITHIN THIRTY DAYS AFTER THE PARTICIPANT TENANT ELECTS TO  
13 PARTICIPATE IN THE PILOT PROGRAM;

14 (C) INSTRUCTIONS DESCRIBING HOW TO SUBMIT THE FORM TO THE  
15 PARTICIPANT LANDLORD;

16 (D) A STATEMENT THAT IF THE PARTICIPANT TENANT ELECTS TO  
17 CEASE PARTICIPATING IN THE PILOT PROGRAM, THE PARTICIPANT TENANT  
18 MAY NOT RESUME PARTICIPATING IN THE PILOT PROGRAM;

19 (E) INSTRUCTIONS DESCRIBING HOW TO ELECT TO CEASE  
20 PARTICIPATING IN THE PILOT PROGRAM; AND

21 (F) A SIGNATURE BLOCK WHERE THE PARTICIPANT TENANT MAY  
22 SIGN AND DATE THE FORM.

23 (b) THE AUTHORITY SHALL MAKE THE LIST OF FINANCIAL  
24 EDUCATION COURSES DESCRIBED IN SUBSECTION (3)(a)(I) OF THIS SECTION  
25 AND THE STANDARD FORM DESCRIBED IN SUBSECTION (3)(a)(III) OF THIS  
26 SECTION AVAILABLE TO BE DOWNLOADED FROM THE AUTHORITY'S PUBLIC  
27 WEBSITE.

1           (4) (a) ON OR BEFORE JANUARY 1, 2024, THE AUTHORITY, IN  
2 CONSULTATION WITH THE ADMINISTRATOR, SHALL SUBMIT TO THE  
3 TRANSPORTATION AND LOCAL GOVERNMENT COMMITTEE OF THE HOUSE  
4 OF REPRESENTATIVES AND TO THE LOCAL GOVERNMENT COMMITTEE OF  
5 THE SENATE, OR TO ANY SUCCESSOR COMMITTEE, A REPORT CONCERNING  
6 THE PILOT PROGRAM. AT A MINIMUM, THE REPORT MUST INDICATE:

7           (I) THE NUMBER OF PARTICIPANT LANDLORDS, INCLUDING AN  
8 INDICATION AS TO WHETHER MORE THAN TEN LANDLORDS EXPRESSED AN  
9 INTEREST IN PARTICIPATING;

10          (II) THE NUMBER OF PARTICIPANT TENANTS;

11          (III) THE COST OF ADMINISTERING THE PILOT PROGRAM;

12          (IV) FOR EACH PARTICIPANT LANDLORD:

13           (A) THE NUMBER OF RESIDENTIAL PROPERTIES OFFERED BY THE  
14 LANDLORD; AND

15           (B) THE LOCATION OF EACH PROPERTY OFFERED BY THE  
16 LANDLORD; AND

17           (V) THE NATURE OF THE REPORTING MECHANISM USED BY THE  
18 ADMINISTRATOR TO REPORT TENANTS' RENT PAYMENT INFORMATION TO  
19 CONSUMER REPORTING AGENCIES.

20          (b) IN ADDITION TO THE INFORMATION DESCRIBED IN SUBSECTION  
21 (4)(a) OF THIS SECTION, THE REPORT MAY INCLUDE ANY  
22 RECOMMENDATIONS OF THE AUTHORITY CONCERNING THE CONTINUATION  
23 OR REPEAL OF THE PILOT PROGRAM.

24          (c) THE AUTHORITY SHALL MAKE THE REPORT DESCRIBED IN  
25 SUBSECTION (4)(a) OF THIS SECTION AVAILABLE ON ITS PUBLIC WEBSITE.

26          (5) THIS SECTION IS REPEALED, EFFECTIVE JUNE 1, 2024.

27          **SECTION 2. Act subject to petition - effective date.** This act

1 takes effect at 12:01 a.m. on the day following the expiration of the  
2 ninety-day period after final adjournment of the general assembly; except  
3 that, if a referendum petition is filed pursuant to section 1 (3) of article V  
4 of the state constitution against this act or an item, section, or part of this  
5 act within such period, then the act, item, section, or part will not take  
6 effect unless approved by the people at the general election to be held in  
7 November 2022 and, in such case, will take effect on the date of the  
8 official declaration of the vote thereon by the governor.