

CHAPTER 269

PROPERTY

HOUSE BILL 24-1318

BY REPRESENTATIVE(S) Ortiz, Bird, Boesenecker, Brown, Clifford, Daugherty, deGruy Kennedy, Duran, English, Epps, Froelich, Garcia, Hernandez, Herod, Jodeh, Joseph, Kipp, Lieder, Lindsay, Lindstedt, Lukens, Mabrey, Martinez, Mauro, McCormick, McLachlan, Parenti, Rutinel, Sirota, Snyder, Story, Titone, Valdez, Velasco, Weissman, Willford, Woodrow, Young, McCluskie;
also SENATOR(S) Danielson, Buckner, Exum, Hinrichsen, Jaquez Lewis, Kolker, Marchman, Michaelson Jenet, Sullivan, Winter F.

AN ACT**CONCERNING REASONABLE MODIFICATIONS TO RENTAL PREMISES FOR AN INDIVIDUAL WITH A DISABILITY.**

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

SECTION 1. In Colorado Revised Statutes, 24-34-502.2, **amend** (2)(a) as follows:

24-34-502.2. Unfair or discriminatory housing practices against individuals with disabilities prohibited. (2) For purposes of this section, "discrimination" includes both segregate and separate and includes, but is not limited to:

(a) A refusal to permit ~~at the expense of an individual with a disability,~~ reasonable modifications of existing premises occupied or to be occupied by ~~the~~ **AN** individual WITH A DISABILITY if the modifications are necessary to afford the individual with full enjoyment of the premises; ~~except that, in the case of a rental, the landlord may, where it is reasonable to do so, condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted;~~

SECTION 2. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly; except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or

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part will not take effect unless approved by the people at the general election to be held in November 2024 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

Approved: May 28, 2024