



April 5, 2025

**RE: HB25-1108 – Prohibitions in Rental Agreements Due to Death—SUPPORT**

Dear Members of the Senate Local Government and Housing Committee:

My name is Kate van Houten, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of HB25-1108, on behalf of the League of Women Voters of Colorado.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 105 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in several regions around the state.

The LWVCO supports policies to provide a decent home and a suitable living environment for every person, and equal rights and equal opportunity for all.

Currently, rental agreements are permitted to contain provisions that, should the rental agreement be terminated prior to the end of its term, a landlord is entitled to receive liquidated damages (or penalties) and/or the tenant has to forfeit reimbursements or refunds, such as security deposits and reimbursements for repairs done by the tenant. This new law prohibits these provisions from being enforced if the reason for the early termination is caused by the death of the person who is financially responsible.

**We urge the committee members to vote YES on HB25-1108.** Thank you for your consideration of this important bill.

Respectfully,  
Kate van Houten, Volunteer Lobbyist, Housing  
League of Women Voters of Colorado  
110 16th Street Mall Suite 1326  
Denver, CO 80202  
303-863-0437