

HB1170\_L.001

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Public Health Care & Human Services.

HB19-1170 be amended as follows:

- 1 Amend printed bill, page 4, line 22, after "**add**" insert "(2.3) and".
- 2 Page 5, line 3, after "received" insert "REASONABLY COMPLETE".
- 3 Page 5, after line 12 insert:
- 4 "(2.3) A TENANT WHO GIVES ELECTRONIC NOTICE OF A CONDITION
- 5 AS DESCRIBED IN SUBSECTION (2)(b) OF THIS SECTION SHALL RETAIN
- 6 SUFFICIENT PROOF OF DELIVERY, INCLUDING BUT NOT LIMITED TO AN
- 7 ELECTRONIC RECEIPT OF DELIVERY OR A CERTIFICATE OF SERVICE
- 8 PREPARED BY THE SENDER CONFIRMING THE ELECTRONIC DELIVERY."
- 9 Page 5, line 20, after "(4)" insert "(a)".
- 10 Page 5, strike lines 24 through 27 and substitute "TENANT, SHALL ~~move~~
- 11 a PROVIDE THE tenant: to
- 12 (I) A comparable DWELLING unit, ~~after paying the reasonable~~
- 13 ~~costs, actually incurred, incident to the move.~~ AS SELECTED BY THE
- 14 LANDLORD, AT NO EXPENSE OR COST TO THE TENANT; OR
- 15 (II) A HOTEL ROOM, AS SELECTED BY THE LANDLORD, AT NO
- 16 EXPENSE OR COST TO THE TENANT.
- 17 (b) A LANDLORD IS NOT REQUIRED TO PAY FOR ANY OTHER
- 18 EXPENSES OF A TENANT THAT ARISE AFTER THE RELOCATION PERIOD. A
- 19 TENANT CONTINUES TO BE RESPONSIBLE FOR PAYMENT OF RENT UNDER
- 20 THE RENTAL AGREEMENT DURING THE PERIOD OF ANY TEMPORARY
- 21 RELOCATION AND FOR THE REMAINDER OF THE TERM OF THE RENTAL
- 22 AGREEMENT FOLLOWING THE REMEDIATION."
- 23 Page 6, strike lines 1 through 4.
- 24 Page 11, line 20, strike "TENANT." and substitute "TENANT AND SHALL
- 25 COMMENCE WORK TO REPAIR OR REMEDY THE CONDITION AS SOON AS
- 26 REASONABLY POSSIBLE."
- 27 Page 13, strike lines 18 through 25 and substitute:
- 28 "(X) IF A COURT FINDS THAT A TENANT HAS WRONGFULLY
- 29 DEDUCTED RENT, THE COURT SHALL AWARD THE LANDLORD AN AMOUNT
- 30 OF MONEY EQUAL TO THE AMOUNT WRONGFULLY WITHHELD. IF THE COURT
- 31 FINDS THAT THE TENANT ACTED IN BAD FAITH, THE COURT SHALL AWARD
- 32 THE LANDLORD POSSESSION OF THE PREMISES AND AN AMOUNT OF MONEY
- 33 EQUAL TO DOUBLE THE AMOUNT WRONGFULLY WITHHELD."

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