

HB1170\_L.002

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Public Health Care & Human Services.

HB19-1170 be amended as follows:

- 1 Amend printed bill, page 7, strike line 23 and substitute:  
2 "(3) Unless THE RENTAL AGREEMENT PROVIDES otherwise stated  
3 in AS PERMITTED BY section 38-12-506, ~~prior to being~~".
- 4 Page 7, line 24, strike "BEFORE" and substitute "BEFORE".
- 5 Page 7, line 27, after "**repeal**" add "**and reenact, with amendments,**".
- 6 Page 8, strike lines 2 through 27 and substitute:  
7 "**38-12-506. Exception for certain single-family residences.**  
8 (1) FOR A SINGLE-FAMILY RESIDENCE PREMISES FOR WHICH A LANDLORD  
9 DOES NOT RECEIVE A SUBSIDY FROM ANY GOVERNMENTAL SOURCE, A  
10 LANDLORD AND TENANT MAY AGREE IN WRITING THAT THE TENANT IS TO  
11 PERFORM SPECIFIC REPAIRS, MAINTENANCE TASKS, ALTERATIONS, AND  
12 REMODELING NECESSARY TO COMPLY WITH SECTION 38-12-503, SUBJECT  
13 TO THE FOLLOWING REQUIREMENTS:  
14 (a) THE AGREEMENT OF THE LANDLORD AND TENANT IS ENTERED  
15 INTO IN GOOD FAITH AND IS SET FORTH IN A WRITING THAT IS SEPARATE  
16 FROM THE RENTAL AGREEMENT, SIGNED BY THE PARTIES, AND SUPPORTED  
17 BY ADEQUATE CONSIDERATION; AND  
18 (b) THE TENANT HAS THE REQUISITE SKILLS TO PERFORM THE  
19 WORK REQUIRED TO COMPLY WITH SECTION 38-12-503 (1).  
20 (2) TO THE EXTENT THAT PERFORMANCE BY A TENANT RELATES TO  
21 A CHARACTERISTIC SET FORTH IN SECTION 38-12-505 (1), THE TENANT  
22 ASSUMES THE OBLIGATION FOR THE CHARACTERISTIC, AND THE LACK OF  
23 THE CHARACTERISTIC DOES NOT MAKE THE RESIDENTIAL PREMISES  
24 UNINHABITABLE.".
- 25 Page 9, strike lines 1 through 14.
- 26 Page 10, line 26, after "ONE" insert "GOOD-FAITH".
- 27 Page 11, line 11, after "MORE" insert "GOOD-FAITH".

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