

House Transportation, Housing & Local Government

02/19/2025 01:30 PM

HB25-1108 Prohibitions in Rental Agreements Due to Death

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Jack Regenbogen For Colorado Poverty Law Project</p>	<p>Dear Members of the House Transportation, Housing and Local Government Committee,</p> <p>My name is Jack Regenbogen, and I am the Deputy Executive Director of Colorado Poverty Law Project. We are a nonprofit organization that works to prevent homelessness through free legal assistance, housing navigation, and advocacy. Thank you for considering House Bill 25-1108, which ensures fairness and compassion for families navigating the loss of a loved one. This proposed legislation protects grieving families from burdensome penalties when a rental agreement is terminated due to a tenant's death.</p> <p>Currently, tenants' families may face liquidated damages, accelerated rent demands, and the loss of refundable amounts simply because the tenant passed away. These provisions unfairly punish families who are already enduring significant emotional and financial stress. Such penalties disproportionately affect low-income households and vulnerable renters, potentially pushing grieving families into financial hardship.</p> <p>By prohibiting landlords from imposing excessive fees, requiring accelerated rent beyond the month of notification, or reclaiming concessions, this bill offers necessary protections while still allowing landlords to receive fair compensation for occupied periods. The balance struck by this legislation demonstrates Colorado's commitment to equitable and sensible housing policies.</p> <p>This legislation does not harm responsible landlords but prevents exploitative practices in unique and tragic circumstances. Passing this bill would send a message that Colorado values fairness, dignity, and the well-being of its residents.</p> <p>We urge you to support House Bill 25-1108 and continue building a just housing landscape for all Coloradans.</p> <p>Thank you for your consideration,</p> <p>Jack Regenbogen, Esq.</p>

	Deputy Executive Director Colorado Poverty Law Project
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February 12, 2025

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

Dear Members of the House Transportation, Housing & Local Government 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
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