

SB120_L.001

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Business, Labor, & Technology.

SB18-120 be amended as follows:

- 1 Amend printed bill, page 2, line 7, strike "When" and substitute "EXCEPT
2 FOR A RESIDENTIAL RENTAL AGREEMENT, when".
- 3 Page 2, lines 11 and 12, strike "PURSUANT TO SUBSECTION (1)(d)(II) OF
4 THIS SECTION".
- 5 Page 2, lines 17 and 18, strike "~~upon demand, when made,~~" and substitute
6 "upon demand, when made,".
- 7 Page 2, strike lines line 19 through 22 and substitute:
- 8 "(II) (A) FOR A RESIDENTIAL RENTAL AGREEMENT, WHEN SUCH
9 TENANT OR LESSEE HOLDS OVER WITHOUT PERMISSION OF HIS OR HER
10 LANDLORD AFTER ANY DEFAULT IN THE PAYMENT OF RENT PURSUANT TO
11 THE AGREEMENT UNDER WHICH HE OR SHE HOLDS, AND THREE DAYS'
12 NOTICE IN WRITING HAS BEEN DULY SERVED UPON THE TENANT OR LESSEE
13 HOLDING OVER, REQUIRING IN THE ALTERNATIVE THE PAYMENT OF THE
14 RENT PURSUANT TO SUBSECTION (1)(d)(II)(B) OF THIS SECTION OR THE
15 POSSESSION OF THE PREMISES. NO RESIDENTIAL RENTAL AGREEMENT MAY
16 CONTAIN A WAIVER BY THE TENANT OF THE NOTICE REQUIRED BY THIS
17 SUBSECTION (1)(d)(II)(A). IT IS NOT NECESSARY, IN ORDER TO WORK A
18 FORFEITURE OF A RESIDENTIAL RENTAL AGREEMENT FOR NONPAYMENT OF
19 RENT, TO MAKE A DEMAND FOR SUCH RENT ON THE DAY ON WHICH IT
20 BECOMES DUE; BUT A FAILURE TO PAY SUCH RENT PURSUANT TO THIS
21 SUBSECTION (1)(d)(II) WORKS A FORFEITURE.
- 22 (B) EXCEPT FOR A SECOND OR SUBSEQUENT DEFAULT IN THE
23 PAYMENT OF RENT PURSUANT TO A RESIDENTIAL RENTAL AGREEMENT
24 THAT OCCURS WITHIN SIX MONTHS OF A PREVIOUS VIOLATION OF THE SAME
25 AGREEMENT, A LANDLORD WHO PROVIDES NOTICE PURSUANT TO THIS
26 SUBSECTION (1)(d)(II) MUST ACCEPT".
- 27 Renumber subsequent sub-subparagraphs accordingly.
- 28 Page 3, line 4, strike "SUBSECTION (1)(d)(I)" and substitute "SUBSECTION
29 (1)(d)(II)(A)".
- 30 Page 3, line 8, strike "THIS SUBSECTION (1)(d)" and substitute
31 "SUBSECTION (1)(d)(II)(A) OF THIS SECTION".

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