



Expanding “Notice to Quit” and “Notice of Rent Increase” from 7 Days to 21 Days

SB17-245: Sponsored by Sen. Kevin Priola-(R) and Rep. Dan Pabon-(D)

What does this legislative proposal do?

When a landlord wants to either increase rent or terminate a “month-to-month” tenancy (i.e. when a tenant is residing *without* a written lease), they must provide the tenant with “notice.” This requirement is intended to provide the tenant with sufficient time to find new housing accommodations and to move out.

This proposal would extend the notice to tenants from 7 days to 21 days.

Why is it needed?

- ❖ **Seven day notice does not provide sufficient time to find new housing accommodations.** As the demand for housing in Colorado has escalated in recent years, this issue has become more problematic. In a recent survey by 9to5 Colorado, 86.03% of respondents reported that they experienced barriers to finding a rental home. Due to the scarcity of affordable rental housing, seven day notice is woefully inadequate for tenants to find new accommodations and move.
- ❖ **Expanding notice from seven days to twenty-one would help prevent homelessness.** Recent reports indicate that Colorado’s population of homeless families has been growing. By providing tenants with more time to find alternative housing, expanded notice would help alleviate this trend.
- ❖ **Certain tenants, including people with disabilities, senior citizens, and tenants with children, are especially vulnerable to housing-insecurity when provided with only seven day notice to quit.** Although seven day notice would be challenging for *any* tenant, for at-risk tenants, this short notice is even more onerous. Tenants with disabilities are responsible for reversing special accommodations to their rental property, and thus, face additional challenges when attempting to vacate within one week. Elderly tenants and tenants with children also face additional hurdles when searching for housing. For example, parents may seek housing that would allow their children to remain in the same school district, and finding appropriate accommodations within a seven day framework frequently proves impossible.
- ❖ **“Month-to-month” tenancies have become more common in Colorado.** In a survey conducted by 9to5 Colorado, nearly 40% of respondents reported that their “landlord refused to let them sign another lease,” following the expiration of their lease. Renting has also become more common in Colorado. For example, in Denver the rate of renters had grown to comprise more than half of the city’s households. These trends have left more tenants vulnerable under a “seven day notice” requirement.

Do other states require more notice?

Yes. In fact, 47 states currently require more than a seven day notice. Among other states, the most commonly required time for “notice to quit” in month-to-month tenancies is 30 days— although some states require even longer amounts of time.

SUPPORT FOR EXPANDED NOTICE (SB 245)*

9to5 Colorado	Denver's Road Home
AARP Colorado	Denver Urban Matters
All Families Deserve a Chance Coalition	Denver Women's Collaborative
The Bell Policy Center	DRCOG
Center for Work Education and Employment	Enterprise Community Partners
Chronic Care Collaborative	Four Star Realty and Property Management
The City and County of Denver	FRESC: Good Jobs, Strong Communities
Colorado Affordable Legal Services	Globeville Elyria-Swansea Live Well
Colorado Center on Law and Policy	Gorman & Company, Inc.
Colorado Coalition Against Domestic Violence	Interfaith Alliance
Colorado Coalition for the Homeless	Mile High Connects
Colorado Cross Disabilities Coalition	Mile High United Way
Colorado Gerontological Society	Mothers Advocate for Affordable Housing
Colorado Senior Lobby	Rocky Mountain Synod, Evangelical Lutheran Church in America
Colorado Social Legislation Committee	United Veterans Committee of Colorado
The Consortium	Women's Lobby of Colorado
Denver Metro Fair Housing Center	

*Colorado Apartment Association is neutral on SB245.

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