



**HB17-1312:** Sponsored by Rep. Adrienne Benavidez and Rep. Tony Exum

*Over the last several years, Colorado has witnessed a growing crisis in the housing market. During this span, the percentage of Coloradans who are renters instead of homeowners has increased. Many tenants are encountering new barriers that impede access to stable housing, and as a result, rates of homelessness have risen considerably in many parts of state.*

Current law does not require landlords to provide renters with either a copy of their lease or a receipt for rent paid. This lack of documentation leaves renters vulnerable to misunderstandings about the terms of their lease and without proof they paid their rent.

It is common for low-income renters to pay rent with cash or money order. Presently, however, there is no record of the transaction unless a landlord provides a receipt of payment. Many renters have experienced hardships because they were not able to prove that they had, in fact, already paid rent. This can create greater instability in the lives of people who are already experiencing financial insecurity.

**THE SOLUTION**

***HB17-1312: Residential Lease Copy and Rent Receipt***

The bill provides renters with a copy of a lease and a receipt for rent payments made with cash or a money order. This ensures that tenants have the pertinent information about the expectations of their tenancy.

## **Support for HB17-1312**

9to5 Colorado

AARP of Colorado

All Families Deserve a Chance Coalition

Bell Policy Center

Center for Work Education and Employment

Colorado Center on Law and Policy

Colorado Coalition Against Domestic Violence

Colorado Coalition for the Homeless

Colorado Cross Disability Coalition

Colorado Senior Lobby

Denver Urban Matters

Enterprise Community Partners

FRESC: Good Jobs, Strong Communities

Globeville Elyria Swansea Right to Live Well

JM Real Estate Management LLC

Mile High Connects

Rocky Mountain Synod, Evangelical Lutheran Church in America

SCC Properties LLC

Women's Lobby of Colorado