



April 17, 2017

Dear House Finance Committee,

I am writing on behalf of the All Families Deserve a Chance Coalition to ask for your favorable support of House Bill 1310 "Residential Landlord Application Fee." This bill would help curtail one of the major problems identified in 9to5 Colorado's housing report. According to their survey results, over half of all 971 Denver metro area respondents reported application fees being burdensome to those seeking affordable housing. As a coalition, we promote policies that help ensure the economic security of families and individuals. Since over-costly rental application fees are barriers to securing affordable housing, we are asking that you support this bill in order to limit the amount that landlords and property managers can charge for application fees to the their actual out-of-pocket costs.

Currently, rental application fees can be accepted without any guarantee that credit histories or background checks have actually been conducted. HB 1310 entitles all applicants to a copy of their application screening report. For many of those applying for a rental property, they simply receive a notification stating their rejected or acceptable status. If applicant would like to have a breakdown of what was inquired of them, they have to reach out most often to the third party service the landlord or property manager may have contracted with. The itemized list that an applicant would be provided under this bill ensures that an applicant's fee has gone to its designated costs.

Another potential upside to this could result in the transferability of applicant screening reports. Although some property managers may not honor another's applicant screening report, having a physical report of one's background check and credit history could give potential tenants another bargaining chip in their rental application process. Thus, helping to save them money overall on their overall rental housing journeys.

For these reasons we ask for your strong support of HB 1310.

Sincerely,

A handwritten signature in black ink, appearing to read "Bonnie DeHart". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bonnie DeHart, Chair