



**HB17-1312:** Sponsored by Sen. Beth Martinez Humenik, Sen. Dominick Moreno, Rep. Adrienne Benavidez, and Rep. Tony Exum

Misunderstandings arise in business relationships when the parties don't have a clear understanding of the governing provisions. In the context of renters and landlords, both parties need to know the terms. Landlords need to be able to hold tenants accountable to responsibilities and restrictions, and tenants need to understand clearly what their obligations are and the remedies provided for in their lease. Often, tenants never receive the fully-executed lease after they have signed it. That creates a situation ripe for misunderstandings.

It is common for low-income renters to pay their rent with cash or money order, which does not give them proof of payment. They may need that proof for a variety of purposes – applying for a credit card or taking out a loan, applying for public assistance, proving they paid their rent if the landlord does not have a record of payment.

Current law does not require landlords to provide the tenant with an executed copy of the lease or a receipt when they pay their rent with cash or money order. Requiring documentation in these situations can prevent conflicts before they arise and allow renters to document their rent payments for other purposes.

## THE SOLUTION

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

The bill requires landlords to provide 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 and can document their rent payments.

### **Amendment:**

HB17-1312 was amended to:

- Allow tenants to receive a receipt “contemporaneously” for cash and money order payments made in person;
- Require a tenant to *request* a receipt if they mail their rent or pay it through a drop box or similar means; and
- Clarify that a billing statement, which includes a record of payment for the previous month, may serve as a receipt.

## **Support for HB17-1312**

AARP of Colorado

All Families Deserve a Chance Coalition

Atlas Real Estate Group

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

**For more information:**

Jack Regenbogen, Esq. 303-573-5669, Ext. 321 or [jregenbogen@cclponline.org](mailto:jregenbogen@cclponline.org)