

**Senate Local Government & Housing**

**03/26/2024 02:00 PM**

**HB24-1259 Price Gouging in Rent Declared Disaster**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
<p>Jo Feder For League of Women Voters of Colorado</p>	<p>Dear Members of the Local Government and Housing Committee</p> <p>My name is Jo Feder and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. I am writing in Support of HB24-1259, on behalf of the League of Women Voters of Colorado.</p> <p>The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 104 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in several regions around the state.</p> <p>The LWVCO supports policies to provide a decent home and a suitable living environment for every person and equal rights and equal opportunity for all. We also believe state and local governments should adopt and enforce housing codes to protect the health and safety of all citizens.</p> <p>This bill came about because of the Marshall Fire in December, 2021. In the aftermath of the fire, thousands of families were displaced. In addition to the families who lost everything, many more were displaced for weeks and months because their homes suffered extensive smoke and ash damage.</p> <p>With so many homes destroyed and many families displaced, finding rental housing became a real problem. Many landlords did what they could to help affected families. But too many families experienced large increases in rents. Families, who were renting prior to the fire, became unable to afford to stay in their communities.</p>

	<p>In the wake of a natural disaster, just because the rental market may bear high prices, doesn't mean it should. Price gouging is defined rent that is more than the greater of the percentage of the rent increase for the immediate preceding year or 10% higher than rent for a similar dwelling located in the designed area.</p> <p>This bill will help protect consumers in a future natural disaster from a distorted rental market by prohibiting price gouging in the provision of housing during a declared disaster in a designated area of a specific geographical area and for two years after the date of the initial disaster.</p> <p>We urge the committee members to vote YES on HB24-1259. Thank you for your consideration of this important bill.</p> <p>Respectfully, Jo Feder</p>
--	---