

HB1171_L.005

HOUSE COMMITTEE OF REFERENCE AMENDMENT
Committee on Transportation, Housing & Local Government.
HB23-1171 be amended as follows:

1 Amend printed bill, page 9, strike lines 18 through 27.

2 Page 10, strike lines 1 through 14 and substitute:

3 "SECTION 3. In Colorado Revised Statutes, **amend** 13-40-107
4 as follows:

5 **13-40-107. Notice to quit.** (1) A TENANT MAY TERMINATE A
6 tenancy ~~may be terminated~~ by SERVING WRITTEN notice ~~in writing served~~
7 ~~not less than the respective period fixed before the end~~ TO THE LANDLORD
8 AS FOLLOWS, BASED ON THE LENGTH of the applicable tenancy: ~~as follows:~~

9 (a) A tenancy for one year or longer, ninety-one days;

10 (b) A tenancy of six months or longer but less than a year,
11 twenty-eight days;

12 (c) A tenancy of one month or longer but less than six months,
13 twenty-one days;

14 (d) A tenancy of one week or longer but less than one month, or
15 a tenancy at will, three days;

16 (e) A tenancy for less than one week, one day.

17 (2) ~~Such~~ THE notice ~~shall~~ DESCRIBED IN SUBSECTION (1) OF THIS
18 SECTION MUST:

19 (a) Describe the property and the particular time when the tenancy
20 will terminate; and

21 (b) ~~shall~~ Be signed by the ~~landlord or tenant the party giving such~~
22 ~~notice or his~~ OR THE TENANT'S agent or attorney.

23 (3) ~~Any person in possession of real property with the assent of~~
24 ~~the owner is presumed to be a tenant at will until the contrary is shown:~~

25 (4) ~~No notice to quit shall be necessary from or to a tenant whose~~
26 ~~term is, by agreement, to end at a time certain.~~

27 (5) ~~Except as otherwise provided in section 38-33-112, C.R.S., the~~
28 ~~provisions of subsections (1) and (4) of this section shall not apply to the~~
29 ~~termination of a residential tenancy during the ninety-day period provided~~
30 ~~for in said section."~~

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