

First Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO

REREVISED

*This Version Includes All Amendments
Adopted in the Second House*

LLS NO. 25-0412.01 Shelby Ross x4510

HOUSE BILL 25-1168

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A BILL FOR AN ACT

101 **CONCERNING HOUSING PROTECTIONS FOR VICTIM-SURVIVORS OF**
102 **GENDER-BASED VIOLENCE.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

As it relates to unlawful detention of real property, the bill expands current exceptions for tenants who are victims of domestic violence to include victims of unlawful sexual behavior, stalking, and domestic abuse (victim-survivor).

If domestic violence or domestic abuse was the cause of an alleged unlawful detention of real property, current law requires the tenant to

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

SENATE
3rd Reading Unamended
April 4, 2025

SENATE
Amended 2nd Reading
April 3, 2025

HOUSE
3rd Reading Unamended
March 5, 2025

HOUSE
Amended 2nd Reading
March 4, 2025

document the domestic violence or domestic abuse through a police report or a valid civil or emergency protection order (required documentation). The bill expands the required documentation to include a self-attestation affidavit or a letter signed by a qualified third party from whom the tenant sought assistance. If a tenant has been alleged to have committed unlawful detention of real property due to nonpayment or late payment of rent and the tenant has provided the landlord with the required documentation, the bill requires the landlord to offer the tenant a repayment plan no later than 48 hours after serving a demand for unpaid rent or no later than 48 hours after receiving the required documentation.

If a landlord has written or actual notice that a tenant is a victim-survivor, the bill requires the landlord to perfect service only through personal service to the tenant.

The bill requires court records related to unlawful detention of real property to remain suppressed if a defendant asserts as a defense that the defendant is a victim-survivor and provides the required documentation. The bill makes changes to certain court procedures as the procedures relate to victim-survivors.

If a tenant who is a victim-survivor terminates a lease and provides the required documentation, the tenant is not liable for damage to the dwelling unit caused by the responsible party or during the course of an incident of unlawful sexual behavior, stalking, domestic violence, or domestic abuse. The bill requires the tenant to pay no more than one month's rent following vacation only if the landlord has incurred economic damages as a direct result of the early termination and the landlord has provided documentation of the economic damages to the tenant within 30 days after termination of the agreement.

The bill prohibits a landlord from assigning a debt allegedly owed by a tenant who is a victim-survivor to a third-party debt collector unless the landlord complies with the requirement to provide the tenant with documentation of the economic damages incurred by the landlord and provides at least 90 days' written notice to the tenant.

If a tenant provides notice to the landlord that the tenant is a victim-survivor and provides the required documentation, the bill prohibits the landlord from preventing the tenant from changing the locks and prohibits the landlord from imposing fees on, taking any adverse action against, or otherwise retaliating against the tenant for changing the locks or taking other reasonable safety precautions. The bill authorizes a tenant to bring a civil action against a landlord for violating this provision.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1. Legislative declaration.** (1) The general assembly

1 finds and declares that:

2 (a) Subordination, misuse of power, and controlling behavior are
3 common forms of gender-based violence. This abuse and violence can
4 happen between intimate partners, family members, or outside a
5 preexisting relationship and can include unlawful sexual behavior,
6 stalking, domestic violence, and domestic abuse.

7 (b) Gender-based violence is a leading cause of statewide housing
8 instability. In 2023 in the Denver-metro area and throughout Colorado's
9 54 rural and non-metro counties, approximately 11% of people
10 experiencing homelessness reported fleeing domestic violence, and 1,265
11 statewide reported being a victim-survivor of domestic violence.

12 (c) Gender-based violence both imperils a victim-survivor's
13 existing safe housing and exposes those victim-survivors who are
14 experiencing housing instability to further abusive tactics.
15 Victim-survivors are left to navigate housing insecurity in the immediate
16 aftermath of violence in order to escape danger, often while they are
17 isolated from support networks and services needed to locate and pay for
18 stable housing and to protect their legal rights.

19 (d) Safe and stable housing is essential to a victim-survivor's
20 ability to leave an abusive relationship. Often, an abuser relies on
21 coercive emotional, physical, and financial control to prevent a
22 victim-survivor from leaving the shared home, or the abuser weaponizes
23 knowledge of the victim-survivor's home address to continue the abuse.
24 In addition to the physical benefits housing provides, a stable and
25 independent home also contributes to a victim-survivor's sense of
26 autonomy and psychological and emotional well-being.

27 (e) Gender-based violence perpetuates cycles of poverty and

1 imperils a victim-survivor's economic stability by endangering or
2 preventing employment, decimating credit history, and depleting the
3 victim-survivor's available money. Consequently, many victim-survivors
4 in Colorado face eviction when the victim-survivor is unable to pay rent.

5 (2) Therefore, the general assembly intends to preserve
6 victim-survivors' due process rights, safety, and housing stability with
7 laws that can be interpreted and construed broadly.

8 **SECTION 2.** In Colorado Revised Statutes, 13-40-104, **amend**
9 (4) and (5); **add** (6); and **repeal** (1)(j)(III) as follows:

10 **13-40-104. Unlawful detention defined - definitions - repeal.**

11 (1) A person has committed an unlawful detention of real property in the
12 following cases:

13 (j) (III) ~~It shall not constitute a nuisance or disturbance for~~
14 ~~purposes of this subsection (1)(j) if a victim of domestic violence is being~~
15 ~~accused of causing a disturbance or nuisance as a direct result of being a~~
16 ~~victim of domestic violence. This exception applies only to victims of~~
17 ~~domestic violence and not to perpetrators.~~

18 (4) (a) ~~It shall not constitute~~ IS NOT an unlawful detention of real
19 property as described in ~~paragraph (d.5), (e), or (e.5) of subsection (1)~~
20 ~~SUBSECTION (1)(d), (1)(d.5), (1)(e), (1)(e.5), OR (1)(j) of this section if the~~
21 ~~tenant or lessee is the victim of~~ A VICTIM-SURVIVOR OF UNLAWFUL
22 SEXUAL BEHAVIOR, STALKING, domestic violence, ~~as that term is defined~~
23 ~~in section 18-6-800.3, C.R.S., or of domestic abuse, as that term is~~
24 ~~defined in section 13-14-101, (2),~~ which UNLAWFUL SEXUAL BEHAVIOR,
25 STALKING, domestic violence, or domestic abuse was the cause of,
26 CONTRIBUTED TO, or resulted in the alleged unlawful detention and which
27 UNLAWFUL SEXUAL BEHAVIOR, STALKING, domestic violence, or domestic

1 abuse has been documented by AT LEAST ONE OF the following:

2 (I) A police report; ~~or~~

3 (II) A valid civil, CRIMINAL, or emergency protection order OR
4 RESTRAINING ORDER ISSUED PURSUANT TO ARTICLE 14 OR ARTICLE 14.5
5 OF TITLE 13 OR SECTION 18-1-1001;

6 (III) A SELF-ATTESTATION AFFIDAVIT THAT STATES THE TENANT
7 IS A VICTIM-SURVIVOR OF UNLAWFUL SEXUAL BEHAVIOR, STALKING,
8 DOMESTIC VIOLENCE, OR DOMESTIC ABUSE AND THAT THE INCIDENT OF
9 UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR
10 DOMESTIC ABUSE IS THE CAUSE OF, CONTRIBUTED TO, OR RESULTED IN THE
11 ALLEGED UNLAWFUL DETENTION OF REAL PROPERTY DESCRIBED IN
12 SUBSECTION (1)(d), (1)(d.5), (1)(e), OR (1)(e.5) OF THIS SECTION. THE
13 SELF-ATTESTATION AFFIDAVIT MUST INCLUDE THE NAME OF THE PARTY
14 WHO IS ALLEGEDLY RESPONSIBLE FOR THE UNLAWFUL SEXUAL BEHAVIOR,
15 STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE, IF THE NAME OF THE
16 PARTY IS KNOWN AND IF THE TENANT DETERMINES IT IS SAFE TO PROVIDE.

17 (IV) (A) A LETTER SIGNED BY A QUALIFIED THIRD PARTY,
18 INCLUDING, BUT NOT LIMITED TO, AN EMPLOYEE, AGENT, OR VOLUNTEER
19 OF A VICTIM-SURVIVOR SERVICE PROVIDER, AN ATTORNEY, A SOCIAL
20 WORKER, A MEDICAL PROFESSIONAL, A FAITH LEADER, OR A MENTAL
21 HEALTH PROVIDER, AS DEFINED IN SECTION 38-12-401, FROM WHOM A
22 TENANT HAS SOUGHT ASSISTANCE RELATING TO UNLAWFUL SEXUAL
23 BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE. THE
24 LETTER MUST STATE THAT THE QUALIFIED THIRD PARTY BELIEVES THAT
25 THE INCIDENT OF UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC
26 VIOLENCE, OR DOMESTIC ABUSE OCCURRED AND IS THE CAUSE OF,
27 CONTRIBUTED TO, OR RESULTED IN THE ALLEGED UNLAWFUL DETENTION

1 DESCRIBED IN SUBSECTION (1)(d), (1)(d.5), (1)(e), OR (1)(e.5) OF THIS
2 SECTION.

3 (B) IF A LANDLORD RECEIVES DOCUMENTATION PURSUANT TO THIS
4 SUBSECTION (4)(a) THAT CONTAINS CONFLICTING INFORMATION, THE
5 LANDLORD MAY REQUIRE A TENANT TO SUBMIT A LETTER SIGNED BY A
6 QUALIFIED THIRD-PARTY PURSUANT TO SUBSECTION (4)(a)(IV)(A) OF THIS
7 SECTION.

8 (b) A person is not guilty of an unlawful detention of real property
9 pursuant to ~~paragraph (a) of this subsection (4)~~ SUBSECTION (4)(a) OF THIS
10 SECTION, INCLUDING FOR NONPAYMENT OF RENT, IF THE TENANT AGREES
11 TO AND REMAINS COMPLIANT WITH THE REQUIREMENTS DESCRIBED IN
12 SUBSECTION (4)(e) OF THIS SECTION AND if the alleged violation of the
13 rental or lease agreement ~~is a result of~~ WAS CAUSED BY OR RESULTED
14 FROM UNLAWFUL SEXUAL BEHAVIOR, STALKING, domestic violence, or
15 domestic abuse against the tenant or lessee.

16 (c) A rental, lease, or other ~~such~~ agreement ~~shall~~ MUST not contain
17 a waiver ~~by the tenant or lessee~~ of the protections provided in this
18 subsection (4).

19 (d) ~~Nothing in~~ This subsection (4) ~~shall~~ DOES NOT prevent the
20 landlord from seeking judgment for possession against the tenant or
21 lessee of the premises who ~~perpetuated~~ IS RESPONSIBLE FOR the
22 UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC violence, or
23 DOMESTIC abuse that was the cause of, CONTRIBUTED TO, or resulted in
24 the alleged unlawful detention OF REAL PROPERTY.

25 (e) (I) (A) IF THE TENANT HAS BEEN ALLEGED TO HAVE
26 COMMITTED UNLAWFUL DETENTION OF REAL PROPERTY DUE TO
27 NONPAYMENT OR LATE PAYMENT OF RENT AND THE TENANT HAS

1 PROVIDED DOCUMENTATION PURSUANT TO SUBSECTION (4)(a) OF THIS
2 SECTION THAT THE TENANT IS A VICTIM-SURVIVOR, THE LANDLORD SHALL
3 OFFER THE TENANT A REPAYMENT PLAN NO LATER THAN THREE BUSINESS
4 DAYS AFTER SERVING A DEMAND FOR UNPAID RENT OR NO LATER THAN
5 THREE BUSINESS DAYS AFTER RECEIVING THE DOCUMENTATION DESCRIBED
6 IN SUBSECTION (4)(a) OF THIS SECTION, WHICHEVER IS LATER. WITHIN
7 SEVEN DAYS AFTER RECEIPT OF THE REPAYMENT PLAN OFFERED BY THE
8 LANDLORD, THE TENANT SHALL ACCEPT THE LANDLORD'S REPAYMENT
9 PLAN OR PROPOSE AN ALTERNATIVE REPAYMENT PLAN THAT CONFORMS
10 WITH THE REQUIREMENTS OF THIS SUBSECTION (4)(e). IF THE TENANT
11 ACCEPTS THE REPAYMENT PLAN AND EITHER PARTY NOTIFIES THE COURT
12 BY MOTION, THE COURT MUST VACATE ANY PREVIOUS ORDER OF
13 JUDGMENT. IF EITHER PARTY NOTIFIES A COURT THAT THE PARTIES HAVE
14 AGREED UPON A REPAYMENT PLAN, THE COURT SHALL NOT ENTER AN
15 ORDER OF JUDGMENT FOR POSSESSION OR FOR MONETARY DAMAGES
16 DURING THE PENDENCY OF A REPAYMENT PLAN, EXCEPT AS PROVIDED IN
17 SUBSECTION (4)(e)(I)(B) OF THIS SECTION. A LANDLORD'S FAILURE TO
18 OFFER A REPAYMENT PLAN PURSUANT TO THIS SUBSECTION (4)(e)(I)(A) IS
19 AN AFFIRMATIVE DEFENSE TO AN ACTION FOR UNLAWFUL DETAINER. A
20 TENANT'S FAILURE TO ACCEPT THE LANDLORD'S REPAYMENT PLAN OR
21 FAILURE TO PROPOSE AN ALTERNATIVE REPAYMENT PLAN WITHIN SEVEN
22 DAYS AFTER RECEIPT OF THE LANDLORD'S REPAYMENT PLAN IS A WAIVER
23 OF THE AFFIRMATIVE DEFENSE. THE REPAYMENT PLAN MUST BE
24 STRUCTURED AT THE TENANT'S DISCRETION AND MUST INCLUDE, AT A
25 MINIMUM, A REQUIREMENT THAT THE TENANT PAY THE FULL REPAYMENT
26 OF ALL LAWFULLY OWED RENT AND MAKE PAYMENTS ON A MONTHLY
27 BASIS, AND THE REPAYMENT PLAN MUST INCLUDE THE AMOUNT THAT

1 MUST BE PAID ON A MONTHLY BASIS, WHICH MUST BE AT LEAST
2 TWENTY-FIVE DOLLARS PER MONTH. THE REPAYMENT PLAN MUST NOT
3 EXCEED NINE MONTHS FROM THE DATE THE PLAN IS ESTABLISHED.

4 (B) THE TENANT SHALL MAKE PAYMENTS ACCORDING TO THE
5 REPAYMENT PLAN SCHEDULE. ANY PAYMENT MADE MORE THAN TEN DAYS
6 AFTER THE DATE AGREED UPON FOR EACH PAYMENT INSTALLMENT IS
7 UNTIMELY. IF A TENANT FAILS TO MAKE A PAYMENT OR MAKES THREE OR
8 MORE UNTIMELY PAYMENTS, THE LANDLORD MAY SERVE, NO SOONER
9 THAN SEVEN DAYS AFTER THE PAYMENT IS UNTIMELY OR IS NOT MADE,
10 THE TENANT WITH A NOTICE OF DEFAULT DEMANDING PAYMENT OF ALL
11 RENT THAT REMAINS LAWFULLY OWED A PAYMENT THAT IS NOT MADE
12 BEFORE THE NEXT MONTHLY PAYMENT IS DUE CONSTITUTES A FAILURE TO
13 MAKE A PAYMENT. IF THE TENANT FAILS TO MAKE THE PAYMENT OF ALL
14 REMAINING RENT WITHIN SEVEN DAYS, THE LANDLORD MAY FILE A MOTION
15 FOR JUDGMENT FOR POSSESSION. IN AN ACTION FOR JUDGMENT FOR
16 POSSESSION, THE TENANT MAY ASSERT ANY AVAILABLE DEFENSES FOR
17 NONPAYMENT OF RENT THAT MAY BE APPLICABLE.

18 (C) A LANDLORD SHALL NOT CHARGE A TENANT ANY FEES,
19 INTEREST, OR PENALTIES ASSOCIATED WITH A REPAYMENT PLAN.

20 (II) IF A TENANT HAS SATISFIED THE DOCUMENTATION
21 REQUIREMENTS DESCRIBED IN SUBSECTION (4)(a) OF THIS SECTION AND
22 THE TENANT RELINQUISHES POSSESSION OF THE PROPERTY, THE TENANT IS
23 ENTITLED TO REPAY ANY LAWFULLY OWED RENT AND IS ENTITLED TO ANY
24 OTHER PROTECTIONS AVAILABLE PURSUANT TO SUBSECTION (4)(e)(I) OF
25 THIS SECTION, AND THE LANDLORD SHALL NOT PURSUE A CLAIM FOR
26 MONETARY DAMAGES UNLESS THE TENANT HAS FAILED TO COMPLY WITH
27 THE TERMS OF THE REPAYMENT PLAN.

1 (5) As used in this section, unless the context otherwise requires:

2 (a) "DOMESTIC ABUSE" HAS THE SAME MEANING AS SET FORTH IN
3 SECTION 38-12-401.

4 (b) "DOMESTIC VIOLENCE" HAS THE SAME MEANING AS SET FORTH
5 IN SECTION 38-12-401.

6 ~~(a)~~ (c) "Employer-provided housing agreement" means a
7 residential tenancy agreement between an employee and an employer
8 when the employer or an affiliate of the employer acts as a landlord.

9 ~~(b)~~ (d) "Exempt residential agreement" means a residential
10 agreement leasing a single family home by a landlord who owns five or
11 fewer single family rental homes and who provides notice in the
12 agreement that a ten-day notice period required pursuant to this section
13 does not apply to the tenancy entered into pursuant to the agreement.

14 (e) "STALKING" HAS THE SAME MEANING AS SET FORTH IN SECTION
15 38-12-401.

16 (f) "UNLAWFUL SEXUAL BEHAVIOR" HAS THE SAME MEANING AS
17 SET FORTH IN SECTION 38-12-401.

18 (g) "VICTIM-SURVIVOR" HAS THE SAME MEANING AS SET FORTH IN
19 SECTION 38-12-401.

20 (6) (a) IF THE PROVISIONS OF HOUSE BILL 25-1168 ENACTED IN
21 2025 REQUIRE THE JUDICIAL DEPARTMENT TO MAKE CHANGES TO ANY
22 FORMS, THE JUDICIAL DEPARTMENT SHALL COMPLETE THE CHANGES TO
23 FORMS AND HAVE THE NEW FORMS AVAILABLE NO LATER THAN AUGUST,
24 6, 2025.

25 (b) THIS SUBSECTION (6) REPEALS, EFFECTIVE JULY 1, 2026.

26 **SECTION 3.** In Colorado Revised Statutes, 13-40-106, **add** (4)
27 as follows:

1 **13-40-106. Written demand.** (4) IF THE DEMAND OR NOTICE
2 REQUIRED BY SECTION 13-40-104 OR 38-12-1303 INCLUDES A DEMAND
3 FOR UNPAID RENT, THE DEMAND OR NOTICE MUST INCLUDE A STATEMENT
4 THAT IF THE TENANT HAS EXPERIENCED UNLAWFUL SEXUAL BEHAVIOR,
5 STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE THAT HAS CAUSED
6 THE TENANT TO MISS A RENT PAYMENT, THE TENANT MAY PROVIDE THE
7 LANDLORD WITH DOCUMENTATION OF THE UNLAWFUL SEXUAL BEHAVIOR,
8 STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE AND IS ENTITLED TO
9 A REPAYMENT PLAN THAT ALLOWS THE TENANT TO REPAY THE UNPAID
10 RENT OVER A PERIOD OF TIME NOT TO EXCEED NINE MONTHS.

11 **SECTION 4.** In Colorado Revised Statutes, 13-40-107.5, **amend**
12 (5)(c); and **add** (1)(e) as follows:

13 **13-40-107.5. Termination of tenancy for substantial violation**
14 **- definition - legislative declaration.** (1) The general assembly finds and
15 declares that:

16 (e) A TENANT WHO EXPERIENCES UNLAWFUL SEXUAL BEHAVIOR,
17 STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE IS NOT RESPONSIBLE
18 FOR THE ACTS OF THE RESPONSIBLE PARTY, ESPECIALLY WHEN THE
19 RESPONSIBLE PARTY EXERCISES CONTROL OVER THE TENANT, AND THE
20 TENANT MUST NOT BE UNFAIRLY PENALIZED OR SUFFER THE UNDUE LOSS
21 OF HOUSING DUE TO THE ACTS OF THE RESPONSIBLE PARTY.

22 (5) (c) (I) ~~The~~ A landlord ~~shall~~ DOES not have a basis for
23 possession ~~under~~ PURSUANT TO this section if the tenant or lessee is the
24 ~~victim~~ VICTIM-SURVIVOR of UNLAWFUL SEXUAL BEHAVIOR, STALKING,
25 domestic violence, ~~as that term is defined in section 18-6-800.3, C.R.S.,~~
26 or of domestic abuse, ~~as that term is defined in section 13-14-101 (2),~~
27 which UNLAWFUL SEXUAL BEHAVIOR, STALKING, domestic violence, or

1 domestic abuse was the cause of, CONTRIBUTED TO, or resulted in the
2 alleged substantial violation and ~~which~~ THE UNLAWFUL SEXUAL
3 BEHAVIOR, STALKING, domestic violence, or domestic abuse has been
4 documented pursuant to ~~the provisions set forth in~~ section 13-40-104 (4).

5 (II) ~~Nothing in this paragraph (c) shall~~ THIS SUBSECTION (5)(c)
6 DOES NOT prevent ~~the~~ A landlord from seeking possession against a tenant
7 or lessee of the premises who ~~perpetuated~~ IS RESPONSIBLE FOR the
8 UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC violence, or
9 DOMESTIC abuse that was the cause of, CONTRIBUTED TO, or resulted in
10 the alleged substantial violation.

11 **SECTION 5.** In Colorado Revised Statutes, **amend** 13-40-108 as
12 follows:

13 **13-40-108. Service of notice to vacate or demand.** (1) EXCEPT
14 AS PROVIDED IN SUBSECTION (2) OF THIS SECTION, a written notice to
15 vacate or demand as required by section 13-40-104, 38-12-202,
16 38-12-204, or 38-12-1303 may be served by delivering a copy of the
17 notice to a known tenant occupying the premises, or by leaving ~~such~~ THE
18 copy with ~~some~~ A person OR a member of the tenant's family ~~above the~~
19 ~~age of fifteen years~~ WHO IS OLDER THAN FIFTEEN YEARS OF AGE, residing
20 on or in charge of the premises, or, in case no one is on the premises after
21 attempts at personal service at least once on two separate days, by posting
22 the copy in ~~some~~ A conspicuous place on the premises.

23 (2) IF A TENANT PROVIDES THE LANDLORD WITH WRITTEN OR
24 ACTUAL NOTICE THAT THE TENANT IS A VICTIM-SURVIVOR OF UNLAWFUL
25 SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE,
26 THE LANDLORD SHALL MAKE ALL REASONABLE EFFORTS TO PERFECT
27 SERVICE DESCRIBED IN SUBSECTION (1) OF THIS SECTION THROUGH

1 PERSONAL SERVICE TO THE TENANT WHO PROVIDED THE WRITTEN OR
2 ACTUAL NOTICE. IF PERSONAL SERVICE CANNOT BE PERFECTED AFTER
3 THREE ATTEMPTS, THE LANDLORD SHALL PERFECT SERVICE BY POSTING A
4 COPY OF THE NOTICE IN A CONSPICUOUS PLACE ON THE PREMISES AND BY
5 SERVING THE NOTICE TO THE TENANT THROUGH CERTIFIED MAIL OR
6 THROUGH ANY COMMERCIAL MAIL COURIER, PROVIDED THE NOTICE
7 INCLUDES A RECEIPT OR OTHER DOCUMENTATION DEMONSTRATING PROOF
8 OF DELIVERY.

9 **SECTION 6.** In Colorado Revised Statutes, 13-40-110, **add** (3.5)
10 as follows:

11 **13-40-110. Action - how commenced - report.** (3.5) IF THE
12 TENANT PROVIDES WRITTEN OR ACTUAL NOTICE TO THE LANDLORD THAT
13 THE TENANT IS A VICTIM-SURVIVOR OF UNLAWFUL SEXUAL BEHAVIOR,
14 STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE, AND THE TENANT
15 CONSENTS TO THE LANDLORD SHARING THE INFORMATION WITH THE
16 COURT, THE LANDLORD SHALL DISCLOSE THE INFORMATION ON THE
17 COMPLAINT OR WITH THE RETURN OF SERVICE FILED WITH THE COURT.

18 **SECTION 7.** In Colorado Revised Statutes, 13-40-110.5, **amend**
19 (3) as follows:

20 **13-40-110.5. Automatic suppression of court records -**
21 **definition.** (3) (a) EXCEPT AS PROVIDED IN SUBSECTION (3)(b) OF THIS
22 SECTION, when an order granting the plaintiff possession of the premises
23 is entered in an action to which this section applies, the record is no
24 longer a suppressed court record and the court shall make the record
25 available to the public unless the parties to the action agree that the record
26 ~~should~~ remain suppressed. If the parties agree that the record ~~should~~
27 remain suppressed, the record remains a suppressed court record.

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(b) A DEFENDANT WHO IS A VICTIM-SURVIVOR PURSUANT TO SECTION 13-40-104 MAY FILE A MOTION OR PETITION TO SUPPRESS A COURT RECORD RELATED TO AN ACTION FOR POSSESSION OR TO MAINTAIN A RECORD AS SUPPRESSED IF THE RECORD IS CURRENTLY SUPPRESSED, INCLUDING A RECORD THAT PREDATES THE EFFECTIVE DATE OF THIS SECTION. UPON RECEIVING A MOTION OR PETITION TO SUPPRESS, THE COURT SHALL SUPPRESS, OR CONTINUE TO SUPPRESS, ANY RELATED RECORDS, INCLUDING A JUDGMENT FOR POSSESSION IF ONE IS ENTERED, IF A TENANT PROVIDES ONE OR MORE OF THE DOCUMENTS DESCRIBED IN SECTION 13-40-104 (4)(a) AND ASSERTS THAT PUBLIC ACCESS TO THE RECORDS POSES A RISK TO THE DEFENDANT'S SAFETY OR THE SAFETY OF A FAMILY MEMBER OF THE DEFENDANT'S HOUSEHOLD.

SECTION 8. In Colorado Revised Statutes, 13-40-111, **amend** (6)(b); and **add** (6)(d) and (6)(e) as follows:

13-40-111. Issuance and return of summons. (6) A summons issued pursuant to this section must also contain:

- (b) A form that allows either party to request all documents in the landlord's and tenant's possession relevant to the current action; ~~and~~
- (d) A STATEMENT, IN BOLD-FACED TYPE, THAT INFORMS THE DEFENDANT THAT IF THE DEFENDANT HAS EXPERIENCED UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE THAT WAS THE CAUSE OF, CONTRIBUTED TO, OR RESULTED IN AN ALLEGED LEASE VIOLATION THAT IS THE SUBJECT OF THE ACTION FOR POSSESSION, A DEFENSE MAY EXIST AND THE TENANT MAY BE ENTITLED TO A REPAYMENT PLAN PURSUANT TO SECTION 13-40-104 (4)(e) FOR ANY RENT THAT REMAINS LAWFULLY OWED; AND

1 (e) INFORMATION ABOUT HOW TO ENROLL IN THE ADDRESS
2 CONFIDENTIALITY PROGRAM PURSUANT TO PART 21 OF ARTICLE 30 OF
3 TITLE 24.

4 **SECTION 9.** In Colorado Revised Statutes, 13-40-112, **amend**
5 (1) and (2) as follows:

6 **13-40-112. Service.** (1) ~~Such~~ A summons may be served by
7 personal service as in any civil action. A copy of the complaint must be
8 served with the summons. IF A DEFENDANT PROVIDES THE PLAINTIFF WITH
9 WRITTEN OR ACTUAL NOTICE THAT THE DEFENDANT IS A VICTIM-SURVIVOR
10 OF UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR
11 DOMESTIC ABUSE, THE PLAINTIFF SHALL ONLY PERFECT SERVICE THROUGH
12 PERSONAL SERVICE TO THE DEFENDANT WHO PROVIDED THE WRITTEN OR
13 ACTUAL NOTICE.

14 (2) EXCEPT AS PROVIDED IN SUBSECTION (1) OF THIS SECTION, if
15 personal service cannot be ~~had~~ MADE upon the defendant by a person
16 qualified under the Colorado rules of civil procedure to serve process,
17 after having made diligent effort to make ~~such~~ THE personal service, ~~such~~
18 THE person may make service by posting a copy of the summons and the
19 complaint in some conspicuous place upon the premises. In addition,
20 ~~thereto~~, the plaintiff shall mail, no later than the next business day
21 following the day on which ~~he or she~~ THE PLAINTIFF files the complaint,
22 a copy of the summons, or, in the event that an alias summons is issued,
23 a copy of the alias summons, and a copy of the complaint to the defendant
24 at the premises by postage prepaid, first-class mail.

25 **SECTION 10.** In Colorado Revised Statutes, 13-40-113, **amend**
26 (1), (2), and (4)(a); and **add** (4)(a.5) as follows:

27 **13-40-113. Answer of defendant - additional and amended**

1 **pleadings.** (1) (a) The defendant shall file with the court, at or before the
2 day specified for the defendant's appearance in the summons, an answer
3 in writing. The defendant's answer must set forth the grounds on which
4 the defendant bases the defendant's claim for possession, admitting or
5 denying all of the material allegations of the complaint, and presenting
6 every defense ~~which~~ THAT then exists and upon which the defendant
7 intends to rely, either by including the same in the defendant's answer or
8 by simultaneously filing motions setting forth ~~every such~~ EACH defense.

9 (b) IF THE DEFENDANT ASSERTS BY MOTION THAT THE DEFENDANT
10 DID NOT TIMELY FILE AN ANSWER IN WRITING BECAUSE THE DEFENDANT
11 IS A VICTIM-SURVIVOR OF UNLAWFUL SEXUAL BEHAVIOR, STALKING,
12 DOMESTIC VIOLENCE, OR DOMESTIC ABUSE AND DID NOT RECEIVE OR HAVE
13 A REASONABLE OPPORTUNITY TO REVIEW THE SUMMONS AND COMPLAINT
14 OR THE DEFENDANT WAS OTHERWISE UNABLE TO APPEAR, THE COURT
15 SHALL RELIEVE THE DEFENDANT FROM FINAL JUDGMENT AND VACATE ANY
16 JUDGMENT OR WRIT OF RESTITUTION THAT MAY HAVE BEEN ISSUED AND
17 PROVIDE THE DEFENDANT WITH A REASONABLE AMOUNT OF TIME, NO LESS
18 THAN SEVEN DAYS, TO SUBMIT AN ANSWER TO THE COMPLAINT.

19 (2) The court for good cause may permit the filing of additional
20 and amended pleadings if it will not result in a delay prejudicial to the
21 defendant. IF THE DEFENDANT ASSERTS A DEFENSE DESCRIBED IN SECTION
22 13-40-104 (4)(a), THE COURT SHALL PERMIT THE FILING OF ADDITIONAL
23 AND AMENDED PLEADINGS.

24 (4) After an answer is provided to the court pursuant to this
25 section:

26 (a) The court shall set a date for trial no sooner than seven DAYS,
27 but not more than ten days, after the answer is filed, unless the defendant

1 requests a waiver of ~~this~~ THE requirement in the defendant's answer or
2 after filing an answer; except that a court may extend beyond ten days if
3 either party demonstrates good cause for an extension, if the court
4 otherwise finds justification for the extension, or if a party participating
5 remotely pursuant to section 13-40-113.5 was disconnected and unable
6 to reestablish connection. The requirement set forth in this subsection
7 (4)(a) does not apply to a forcible entry and detainer petition that alleges
8 a substantial violation, as defined in section 13-40-107.5 (3), or
9 terminates a tenancy pursuant to section 38-12-203 (1)(f), UNLESS THE
10 ALLEGED SUBSTANTIAL VIOLATION OR TERMINATION OF TENANCY IS A
11 RESULT OF UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC
12 VIOLENCE, OR DOMESTIC ABUSE, PROVIDED THAT THE COURT HAS BEEN
13 MADE AWARE THAT THE TENANT IS A VICTIM-SURVIVOR.

14 (a.5) IF A DEFENDANT IN AN ACTION FILED PURSUANT TO THIS
15 ARTICLE 40 ASSERTS A DEFENSE DESCRIBED IN SECTION 13-40-104 (4)(a)
16 AND REQUESTS AN EXTENSION OF A SCHEDULED TRIAL DATE, THE COURT
17 SHALL FIND GOOD CAUSE EXISTS TO EXTEND THE TRIAL DATE BEYOND TEN
18 DAYS AFTER THE ANSWER IS FILED AND SHALL MAKE ALL REASONABLE
19 EFFORTS TO SCHEDULE THE TRIAL DATE TO ACCOMMODATE ANY SAFETY
20 CONCERNS RAISED BY THE DEFENDANT REQUESTING THE EXTENSION.

21 **SECTION 11.** In Colorado Revised Statutes, 13-40-115, **amend**
22 (4) introductory portion as follows:

23 **13-40-115. Judgment - writ of restitution - cure period.** (4) A
24 landlord who provides a tenant with proper notice of nonpayment shall
25 accept payment of the tenant's full payment of all amounts LAWFULLY due
26 according to the notice, as well as any rent that remains due under the
27 rental agreement OR THAT REMAINS DUE PURSUANT TO A REPAYMENT

1 PLAN ESTABLISHED PURSUANT TO SECTION 13-40-104 (4)(e), at any time
2 until a judge issues a judgment for possession pursuant to subsection (1)
3 or (2) of this section. A tenant may pay this amount to either the landlord
4 or to the court. Once a court has confirmation that the full amount has
5 been timely paid, the court shall:

6 **SECTION 12.** In Colorado Revised Statutes, 13-40-122, **amend**
7 (1)(a) introductory portion; and **add** (1)(a.5) as follows:

8 **13-40-122. Writ of restitution after judgment - definitions.**

9 (1) (a) EXCEPT AS PROVIDED IN SUBSECTION (1)(a.5) OF THIS SECTION, a
10 court shall not issue a writ of restitution upon any judgment entered in
11 any action pursuant to this article 40 until forty-eight hours after the time
12 of the entry of the judgment. If the writ of restitution concerns a
13 residential tenant who receives supplemental security income, social
14 security disability insurance under Title II of the federal "Social Security
15 Act", 42 U.S.C. sec. 401 et seq., as amended, or cash assistance through
16 the Colorado works program created in part 7 of article 2 of title 26, the
17 writ must specify that the writ is not executable for thirty days after entry
18 of judgment pursuant to subsection (1)(b) of this section; except in the
19 case:

20 (a.5) IF THE WRIT OF RESTITUTION CONCERNS A RESIDENTIAL
21 TENANT WHO ASSERTS A DEFENSE PURSUANT TO SECTION 13-40-104 (4)(a)
22 AND PROVIDES THE REQUIRED DOCUMENTATION, ANY FILING SUBMITTED
23 BY THE PLAINTIFF THAT REQUESTS A WRIT MUST INCLUDE A STATEMENT
24 THAT IDENTIFIES THE DEFENDANT AS A VICTIM-SURVIVOR OF UNLAWFUL
25 SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE,
26 AND A STATEMENT SPECIFYING THAT THE WRIT IS NOT EXECUTABLE FOR
27 THIRTY DAYS AFTER ENTRY. IF THE WRIT OF RESTITUTION IS GRANTED BY

1 ~~THE COURT,~~ THE WRIT MUST NOT BE EXECUTABLE FOR THIRTY DAYS AFTER
2 ENTRY OF JUDGMENT AND MUST BE EXECUTED BY THE OFFICER IN THE
3 DAYTIME BETWEEN SUNRISE AND SUNSET.

4 **SECTION 13.** In Colorado Revised Statutes, 38-12-103, **amend**
5 (1) as follows:

6 **38-12-103. Return of security deposit.** (1) A landlord shall,
7 within one month after the termination of a lease or surrender and
8 acceptance of the premises, whichever occurs last, return to the tenant the
9 full security deposit deposited with the landlord by the tenant, unless the
10 lease agreement specifies a longer period of time, but not to exceed sixty
11 days. ~~No~~ A LANDLORD SHALL NOT RETAIN THE security deposit ~~shall be~~
12 ~~retained~~ to cover normal wear and tear. IF A TENANT TERMINATES THE
13 LEASE PURSUANT TO SECTION 38-12-402 (2)(a) AND PROVIDES THE
14 DOCUMENTATION REQUIRED PURSUANT TO SECTION 38-12-402 (2)(a.5),
15 THE TENANT IS NOT LIABLE FOR DAMAGE TO THE DWELLING UNIT CAUSED
16 BY THE RESPONSIBLE PARTY OR DURING THE COURSE OF AN INCIDENT OF
17 UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR
18 DOMESTIC ABUSE, AND ANY AMOUNT OF MONEY THAT THE LANDLORD
19 RETAINS FROM THE SECURITY DEPOSIT MUST COMPLY WITH SECTION
20 38-12-402 (2)(b). In the event that actual cause exists for retaining any
21 portion of the security deposit, the landlord shall provide the tenant with
22 a written statement listing the exact reasons for the retention of any
23 portion of the security deposit. When the statement is delivered, it ~~shall~~
24 MUST be accompanied by payment of the difference between any sum
25 deposited and the amount retained. ~~The~~ A landlord is deemed to have
26 complied with this section by mailing ~~said~~ THE statement and any
27 payment required to the last-known address of the tenant. ~~Nothing in This~~

1 section ~~shall~~ DOES NOT preclude ~~the~~ A landlord from retaining the security
2 deposit for nonpayment of rent, abandonment of the premises, or
3 nonpayment of utility charges, repair work, or cleaning contracted for by
4 the tenant.

5 **SECTION 14.** In Colorado Revised Statutes, 38-12-401, **amend**
6 (3), (4), and (6); and **add** (4.5), (5.5), (7), and (8) as follows:

7 **38-12-401. Definitions.** As used in this part 4, unless the context
8 otherwise requires:

9 (3) "Domestic violence" ~~has the same meaning as provided~~ MEANS
10 THE CONDUCT DESCRIBED in section 18-6-800.3 (1) OR ANY CONDUCT
11 DESCRIBED IN SECTION 13-14-101 (2.1).

12 (4) "Medical professional" means a person licensed to practice
13 medicine pursuant to article 240 of title 12, or A PERSON LICENSED AND IN
14 GOOD STANDING TO PRACTICE MEDICINE IN ANOTHER STATE, OR A PERSON
15 LICENSED to practice nursing or as a certified midwife pursuant to part 1
16 of article 255 of title 12 OR IN ANOTHER STATE.

17 (4.5) "MENTAL HEALTH PROVIDER" MEANS AN EMPLOYEE, AGENT,
18 OR VOLUNTEER OF A VICTIM-SURVIVOR SERVICE PROVIDER, AN ATTORNEY,
19 A MEDICAL PROFESSIONAL, A MENTAL HEALTH PROFESSIONAL LICENSED OR
20 CERTIFIED PURSUANT TO ARTICLE 245 OF TITLE 12, A PEER SUPPORT
21 SPECIALIST, AS DEFINED IN SECTION 27-60-108, OR A MENTAL HEALTH
22 HOSPITAL, BEHAVIORAL HEALTH ENTITY, CLINIC, OR INSTITUTION.

23 (5.5) "TENANT" HAS THE SAME MEANING AS SET FORTH IN SECTION
24 38-12-502 AND INCLUDES "HOME OWNERS", AS DEFINED IN SECTION
25 38-12-201.5.

26 (6) "Unlawful sexual behavior" means the criminal ~~offense~~
27 ~~described~~ OFFENSES LISTED in section 16-22-102 (9) OR ANY CONDUCT

1 DESCRIBED IN SECTION 13-14-101 (2.9).

2 (7) "VICTIM-SURVIVOR" MEANS A RESIDENTIAL TENANT WHO HAS
3 PROVIDED DOCUMENTATION REQUIRED PURSUANT TO SECTION 38-12-402
4 (2)(a.5).

5 (8) "VICTIM-SURVIVOR SERVICE PROVIDER" MEANS AN
6 ORGANIZATION OR INDIVIDUAL THAT PROVIDES SERVICES TO
7 VICTIM-SURVIVORS OF UNLAWFUL SEXUAL BEHAVIOR, STALKING,
8 DOMESTIC VIOLENCE, OR DOMESTIC ABUSE, INCLUDING VICTIM'S
9 ADVOCATES AS DESCRIBED IN SECTION 13-90-107 (1)(k)(II).

10 **SECTION 15.** In Colorado Revised Statutes, **amend** 38-12-402
11 as follows:

12 **38-12-402. Protection for victim-survivors of unlawful sexual**
13 **behavior, stalking, domestic violence, or domestic abuse.** (1) A
14 landlord shall not include in a residential rental agreement or lease
15 agreement for housing a provision authorizing the landlord to terminate
16 the agreement, or to impose a penalty on OR TAKE ANY ADVERSE ACTION
17 AGAINST a ~~residential~~ tenant, for calls made by the ~~residential~~ tenant for
18 peace officer assistance or other emergency assistance in response to a
19 situation involving UNLAWFUL SEXUAL BEHAVIOR, STALKING, domestic
20 violence, OR domestic abuse. ~~unlawful sexual behavior, or stalking. A~~
21 ~~residential tenant may not waive~~ A RESIDENTIAL RENTAL AGREEMENT,
22 LEASE AGREEMENT, OR OTHER AGREEMENT MUST NOT CONTAIN A WAIVER
23 OF the ~~residential~~ tenant's right to call for police or other emergency
24 assistance.

25 (2) (a) If a tenant to a residential rental agreement or lease
26 agreement, OR A QUALIFIED THIRD PARTY DESCRIBED IN SUBSECTION
27 (2)(a.5)(I)(B) OF THIS SECTION, notifies the landlord in writing that ~~he or~~

1 ~~she~~ THE TENANT is the ~~victim~~ VICTIM-SURVIVOR of unlawful sexual
2 behavior, stalking, domestic violence, or domestic abuse and provides to
3 the landlord evidence of unlawful sexual behavior, stalking, domestic
4 violence, or domestic abuse ~~victimization~~ as described in subsection
5 (2)(a.5) of this section, and the ~~residential~~ tenant ~~seeks~~ INTENDS to vacate
6 the premises due to fear of ~~imminent~~ danger ~~for self or children~~ because
7 of the unlawful sexual behavior, stalking, domestic violence, or domestic
8 abuse, then the ~~residential~~ tenant may terminate the residential rental
9 agreement or lease agreement and vacate the premises without further
10 obligation except as otherwise provided in subsection (2)(b) of this
11 section.

12 (a.5) (I) For the purposes of subsection (2)(a) of this section,
13 ~~(F)~~ to provide evidence that ~~he or she~~ THE TENANT is a ~~victim~~
14 VICTIM-SURVIVOR of unlawful sexual behavior, STALKING, domestic
15 violence, or domestic abuse, a tenant may provide to ~~his or her~~ THE
16 landlord ~~a police report written within the prior sixty days, a valid~~
17 ~~protection order, or a written statement from a medical professional or~~
18 ~~application assistant who has examined or consulted with the victim,~~
19 ~~which written statement confirms such fact; and~~

20 ~~(H) To provide evidence that he or she is a victim of stalking, a~~
21 ~~tenant may provide to his or her landlord a police report written within the~~
22 ~~prior sixty days, a valid protection order, or a written statement from an~~
23 ~~application assistant who has consulted with the victim, which written~~
24 ~~statement confirms such fact~~ AT LEAST ONE OF THE FOLLOWING:

25 (A) A SELF-ATTESTATION AFFIDAVIT THAT STATES THE TENANT IS
26 A VICTIM-SURVIVOR OF UNLAWFUL SEXUAL BEHAVIOR, STALKING,
27 DOMESTIC VIOLENCE, OR DOMESTIC ABUSE AND THAT THE INCIDENT OF

1 UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR
2 DOMESTIC ABUSE IS THE CAUSE OF, OR CONTRIBUTED TO, TERMINATION OF
3 THE RESIDENTIAL TENANCY. IF A LANDLORD RECEIVES DOCUMENTATION
4 PURSUANT TO THIS SUBSECTION (2)(a.5)(I) THAT CONTAINS CONFLICTING
5 INFORMATION, THE LANDLORD MAY REQUIRE A TENANT TO SUBMIT A
6 LETTER SIGNED BY A QUALIFIED THIRD-PARTY PURSUANT TO THIS
7 SUBSECTION (2)(a.5)(I)(B). THE SELF-ATTESTATION AFFIDAVIT MUST
8 INCLUDE THE NAME OF THE PARTY WHO IS ALLEGEDLY RESPONSIBLE FOR
9 THE UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR
10 DOMESTIC ABUSE, IF THE NAME OF THE PARTY IS KNOWN AND IF THE
11 TENANT DETERMINES IT IS SAFE TO PROVIDE.

12 (B) A LETTER SIGNED BY A QUALIFIED THIRD PARTY, INCLUDING,
13 BUT NOT LIMITED TO, AN EMPLOYEE, AGENT, OR VOLUNTEER OF A
14 VICTIM-SURVIVOR SERVICE PROVIDER, AN ATTORNEY, A SOCIAL WORKER,
15 A MEDICAL PROFESSIONAL, A FAITH LEADER, OR A MENTAL HEALTH
16 PROVIDER FROM WHOM A TENANT HAS SOUGHT ASSISTANCE RELATING TO
17 UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR
18 DOMESTIC ABUSE. THE LETTER MUST STATE THAT THE QUALIFIED THIRD
19 PARTY BELIEVES THAT THE INCIDENT OF UNLAWFUL SEXUAL BEHAVIOR,
20 STALKING, DOMESTIC ABUSE, OR DOMESTIC VIOLENCE OCCURRED AND IS
21 THE GROUNDS FOR TERMINATION OF THE RESIDENTIAL TENANCY;

22 (C) A POLICE REPORT FROM THE PRIOR ONE HUNDRED AND
23 TWENTY DAYS THAT STATES THE TENANT REPORTED UNLAWFUL SEXUAL
24 BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE; OR

25 (D) A VALID CIVIL, CRIMINAL, OR EMERGENCY PROTECTION ORDER
26 OR RESTRAINING ORDER ISSUED PURSUANT TO ARTICLE 14 OR ARTICLE 14.5
27 OF TITLE 13 OR SECTION 18-1-1001.

1 (II) ADDITIONAL OR OTHER DOCUMENTATION IS NOT REQUIRED TO
2 QUALIFY THE TENANT AS A VICTIM-SURVIVOR. IF A TENANT SEEKS TO
3 EXERCISE THE RIGHTS PURSUANT TO THIS SECTION BUT HAS NOT PROVIDED
4 THE DOCUMENTATION REQUIRED PURSUANT TO SUBSECTION (2)(a.5)(I) OF
5 THIS SECTION, THE TENANT SHALL PROVIDE THE REQUIRED
6 DOCUMENTATION TO THE LANDLORD WITHIN SEVEN DAYS AFTER THE
7 LANDLORD'S WRITTEN REQUEST.

8 (b) If a tenant to a residential rental agreement or lease agreement
9 terminates the residential rental agreement or lease agreement and vacates
10 the premises pursuant to subsection (2)(a) of this section AND IF THE
11 LANDLORD HAS INCURRED ECONOMIC DAMAGES AS A DIRECT RESULT OF
12 THE TENANT'S EARLY TERMINATION OF THE AGREEMENT AND THE
13 LANDLORD HAS PROVIDED DOCUMENTATION OF THE LANDLORD'S
14 INCURRED ECONOMIC DAMAGES TO THE TENANT WITHIN THIRTY DAYS
15 AFTER TERMINATION OF THE AGREEMENT, then the tenant is responsible
16 for AN AMOUNT NOT TO EXCEED one month's rent following vacation of
17 the premises, which amount is due and payable to the landlord within
18 ninety days after the tenant vacates the premises; EXCEPT THAT, IF
19 ANOTHER TENANT REMAINS ON THE RESIDENTIAL RENTAL AGREEMENT OR
20 LEASE AGREEMENT AFTER THE VICTIM-SURVIVOR TERMINATES THE
21 AGREEMENT, THE LANDLORD SHALL NOT COLLECT THE ONE MONTH'S RENT
22 FROM THE VICTIM-SURVIVOR. The landlord is not obligated to refund the
23 security deposit to the tenant until the tenant has paid the one month's rent
24 pursuant to this section. ~~Notwithstanding the provisions of section~~
25 ~~38-12-103, the landlord and the tenant to a residential rental agreement~~
26 ~~or lease agreement may use any amounts owed to the other to offset costs~~
27 ~~for the one month's rent, or the security deposit. The provisions of this~~

1 ~~subsection (2)(b) apply only if the landlord has experienced and~~
2 ~~documented damages equal to at least one month's rent as a result of the~~
3 ~~tenant's early termination of the agreement.~~ IF THE VICTIM-SURVIVOR AND
4 RESPONSIBLE PARTY ARE BOTH PARTIES TO THE RESIDENTIAL RENTAL
5 AGREEMENT OR LEASE AGREEMENT, THERE IS A PRESUMPTION THAT THE
6 VICTIM-SURVIVOR RECEIVES THE FULL SECURITY DEPOSIT, LESS ANY
7 AMOUNT LAWFULLY WITHHELD PURSUANT TO SECTION 38-12-103, AS
8 DETERMINED AT THE END OF THE VICTIM-SURVIVOR'S TENANCY. A
9 LANDLORD MUST NOT DEDUCT FROM A SECURITY DEPOSIT OR OTHERWISE
10 CHARGE A VICTIM-SURVIVOR FOR DAMAGES INCURRED DUE TO THE
11 UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR
12 DOMESTIC ABUSE EXPERIENCED BY A VICTIM-SURVIVOR, AND THE
13 LANDLORD MAY ONLY PURSUE COMPENSATION FOR THE DAMAGES FROM
14 THE RESPONSIBLE PARTY.

15 (c) FOR A LANDLORD TO SEEK COMPENSATION THAT INCLUDES,
16 BUT DOES NOT EXCEED, ONE MONTH'S RENT PURSUANT TO SUBSECTION
17 (2)(b) OF THIS SECTION, THE LANDLORD SHALL PROVIDE A WRITTEN
18 STATEMENT OF ACTUAL DAMAGES AS A DIRECT RESULT OF THE TENANT'S
19 EARLY TERMINATION OF THE RESIDENTIAL RENTAL AGREEMENT OR LEASE
20 AGREEMENT WITHIN THIRTY DAYS AFTER THE DATE THE TENANT VACATES
21 THE PROPERTY. A LANDLORD'S FAILURE TO PROVIDE THE WRITTEN
22 STATEMENT OF DAMAGES INCURRED WITHIN THIRTY DAYS AFTER THE
23 DATE THE TENANT VACATES THE PROPERTY IS A FORFEITURE OF THE
24 LANDLORD'S RIGHT TO CHARGE OR COLLECT ANY FUTURE RENT
25 FOLLOWING A TENANT'S EARLY TERMINATION OF THE RESIDENTIAL RENTAL
26 AGREEMENT OR LEASE AGREEMENT PURSUANT TO THIS SECTION.

27 (d) (I) A LANDLORD SHALL NOT ASSIGN A DEBT ALLEGEDLY OWED

1 PURSUANT TO SUBSECTION (2)(b) OF THIS SECTION BY A VICTIM-SURVIVOR
2 TO A THIRD-PARTY DEBT COLLECTOR UNLESS THE LANDLORD:

3 (A) COMPLIES WITH THE REQUIREMENTS DESCRIBED IN
4 SUBSECTIONS (2)(b) AND (2)(c) OF THIS SECTION; AND

5 (B) PROVIDES AT LEAST NINETY DAYS' WRITTEN NOTICE TO THE
6 VICTIM-SURVIVOR EXPRESSING THE LANDLORD'S INTENT TO ASSIGN THE
7 DEBT TO A THIRD-PARTY DEBT COLLECTOR. THE WRITTEN NOTICE MUST BE
8 PROVIDED THROUGH ANY METHOD OF COMMUNICATION THAT A
9 VICTIM-SURVIVOR REQUESTS FOR CORRESPONDENCE, OR IF NO METHOD
10 WAS PROVIDED, THROUGH THE LAST-KNOWN ELECTRONIC
11 COMMUNICATION CONTACT INFORMATION, WHICH MAY INCLUDE THE
12 VICTIM-SURVIVOR'S EMAIL ADDRESS.

13 (II) A LANDLORD SHALL NOT ASSIGN A DEBT TO A THIRD PARTY IF
14 A VICTIM-SURVIVOR COMPLIES WITH THE LAWFUL NOTICE SEEKING
15 COLLECTION OF THE UNPAID RENT THAT IS MADE PURSUANT TO
16 SUBSECTION (2)(b) OF THIS SECTION AND THIS SUBSECTION (2)(d) BEFORE
17 THE EXPIRATION OF THE NINETY-DAY NOTICE REQUIRED PURSUANT TO
18 SUBSECTION (2)(d)(I)(B) OF THIS SECTION.

19

20 (3) ~~Nothing in this part 4 authorizes the termination of tenancy~~
21 ~~and~~ A LANDLORD SHALL NOT TERMINATE A RESIDENTIAL RENTAL
22 AGREEMENT OR LEASE AGREEMENT OR eviction of a ~~residential~~ tenant
23 solely because the ~~residential~~ tenant is the ~~victim~~ VICTIM-SURVIVOR of
24 unlawful sexual behavior, stalking, domestic violence, or domestic abuse.

25 (4) (a) If a tenant to a residential rental agreement or lease
26 agreement, OR A QUALIFIED THIRD PARTY DESCRIBED IN SUBSECTION
27 (2)(a.5)(I)(B) OF THIS SECTION, notifies the landlord that the tenant is a

1 ~~victim~~ VICTIM-SURVIVOR of unlawful sexual behavior, stalking, domestic
2 violence, or domestic abuse, the landlord ~~shall~~ MUST not disclose ~~such~~
3 ~~fact~~ THAT INFORMATION to any person, INCLUDING A CO-TENANT, except
4 with the EXPRESS WRITTEN consent of the ~~victim~~ VICTIM-SURVIVOR or ~~as~~
5 IF the landlord ~~may be~~ IS required to do so ~~by law~~ PURSUANT TO A COURT
6 ORDER. ~~HOWEVER, IF THE TENANT PROVIDES WRITTEN OR ACTUAL NOTICE~~
7 ~~TO THE LANDLORD THAT THE TENANT IS A VICTIM-SURVIVOR AND THE~~
8 ~~TENANT CONSENTS TO THE LANDLORD SHARING THE INFORMATION WITH~~
9 ~~THE COURT, THE LANDLORD SHALL DISCLOSE THE INFORMATION TO THE~~
10 ~~COURT IN ANY CIVIL ACTION ON THE COMPLAINT WITH THE RETURN OF~~
11 ~~SERVICE FILED WITH THE COURT, OR AT ANY SUCH TIME THAT THE~~
12 ~~LANDLORD BECOMES AWARE OF THE TENANT'S STATUS AS A~~
13 ~~VICTIM-SURVIVOR.~~

14 (b) If a tenant to a residential rental agreement or lease agreement
15 terminates ~~his or her~~ THE lease pursuant to this section because ~~he or she~~
16 THE TENANT is a ~~victim~~ VICTIM-SURVIVOR of unlawful sexual behavior,
17 stalking, domestic violence, or domestic abuse, and the tenant provides
18 the landlord with a new address, the landlord ~~shall~~ MUST not disclose ~~such~~
19 THE address to any person except with the EXPRESS WRITTEN consent of
20 the ~~victim~~ VICTIM-SURVIVOR or ~~as~~ IF the landlord ~~may be~~ IS required to do
21 so ~~by law~~ PURSUANT TO A COURT ORDER.

22 (5) A LANDLORD SHALL NOT INQUIRE ABOUT, CONSIDER, OR
23 REQUIRE DISCLOSURE OF ANY INFORMATION FROM A RENTAL APPLICANT
24 REGARDING THE APPLICANT'S STATUS AS A VICTIM-SURVIVOR OR
25 EXPERIENCE WITH UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC
26 VIOLENCE, OR DOMESTIC ABUSE.

27 (6) THIS SECTION DOES NOT PROHIBIT A TENANT FROM

1 TERMINATING THE TENANT'S RESIDENTIAL RENTAL AGREEMENT OR LEASE
2 AGREEMENT PRIOR TO THE COURT'S ENTRY OF AN EVICTION ORDER.

3 (7) (a) IF A TENANT TO A RESIDENTIAL RENTAL AGREEMENT OR
4 LEASE AGREEMENT PROVIDES NOTICE TO THE LANDLORD THAT THE
5 TENANT IS A VICTIM-SURVIVOR OF UNLAWFUL SEXUAL BEHAVIOR,
6 STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE AND PROVIDES THE
7 LANDLORD WITH THE DOCUMENTATION REQUIRED PURSUANT TO
8 SUBSECTION (2)(a.5) OF THIS SECTION, THE LANDLORD SHALL NOT
9 PREVENT THE TENANT FROM CHANGING THE LOCKS, OR IMPOSE FEES ON,
10 TAKE ANY ADVERSE ACTION AGAINST, OR OTHERWISE RETALIATE AGAINST
11 THE TENANT FOR CHANGING THE LOCKS, INCLUDING ELECTRONIC LOCKS,
12 OR PREVENT THE TENANT FROM TAKING ANY OTHER REASONABLE SAFETY
13 PRECAUTIONS, INCLUDING, BUT NOT LIMITED TO, INSTALLING WINDOW
14 BARS, CAMERAS, OR OTHER NON-PERMANENT MODIFICATIONS TO THE
15 DWELLING UNIT. A LANDLORD MUST TAKE ALL STEPS REASONABLY
16 NECESSARY TO ENSURE THE SAFETY OF THE DWELLING UNIT IN RESPONSE
17 TO A TENANT'S SAFETY CONCERNS. ANY PROVISION IN A RESIDENTIAL
18 RENTAL AGREEMENT OR LEASE AGREEMENT THAT PROHIBITS A TENANT
19 FROM CHANGING A LOCK AS A SAFETY PRECAUTION OR TAKING OTHER
20 REASONABLE SAFETY PRECAUTIONS IS NULL AND VOID AND
21 UNENFORCEABLE.

22 (b) IT IS NOT A MATERIAL VIOLATION OF THE RESIDENTIAL RENTAL
23 AGREEMENT OR LEASE AGREEMENT PURSUANT TO SECTION 13-40-104
24 (1)(e) OR A SUBSTANTIAL VIOLATION OF THE RESIDENTIAL RENTAL
25 AGREEMENT OR LEASE AGREEMENT PURSUANT TO SECTION 13-40-104
26 (1)(d.5) IF THE TENANT CHANGES THE LOCKS, INCLUDING ELECTRONIC
27 LOCKS, OR TAKES ANY OTHER REASONABLE SAFETY PRECAUTIONS,

1 INCLUDING, BUT NOT LIMITED TO, INSTALLING WINDOW BARS, CAMERAS,
2 OR OTHER NON-PERMANENT MODIFICATIONS TO THE DWELLING UNIT.

3 (c) (I) IF A TENANT CHANGES A LOCK, INCLUDING AN ELECTRONIC
4 LOCK, PURSUANT TO THIS SUBSECTION (7), THE TENANT SHALL MAKE ALL
5 REASONABLE EFFORTS TO PROVIDE THE LANDLORD WITH A COPY OF THE
6 KEY, OR THE ELECTRONIC CODE OR OTHER INFORMATION NEEDED TO
7 ACCESS AN ELECTRONIC LOCK, AS SOON AS REASONABLY PRACTICABLE
8 BUT NO LATER THAN FOURTEEN DAYS AFTER THE LOCK OR ELECTRONIC
9 LOCK IS CHANGED.

10 (II) IF THE LANDLORD, PROPERTY MANAGER, OR OWNER OF THE
11 PROPERTY IS THE PERSON ALLEGED TO BE RESPONSIBLE FOR THE
12 UNLAWFUL SEXUAL BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR
13 DOMESTIC ABUSE, THE TENANT SHALL MAKE REASONABLE EFFORTS TO
14 PROVIDE A COPY OF THE KEY OR ELECTRONIC CODE TO ANOTHER PERSON
15 WHO HAS THE AUTHORITY TO MANAGE THE PROPERTY AND WHO THE
16 TENANT DETERMINES IS SAFE, PROVIDED THE PERSON WHO IS GIVEN A
17 COPY OF THE KEY OR ELECTRONIC CODE AGREES NOT TO SHARE THE KEY
18 OR ELECTRONIC CODE WITH THE LANDLORD, PROPERTY MANAGER, OR
19 OWNER WHO IS ALLEGED TO BE RESPONSIBLE FOR THE UNLAWFUL SEXUAL
20 BEHAVIOR, STALKING, DOMESTIC VIOLENCE, OR DOMESTIC ABUSE.

21 (8) A TENANT MAY BRING A CIVIL ACTION AGAINST A LANDLORD
22 FOR A VIOLATION OF THIS SECTION IN ORDER TO RESTRAIN FURTHER
23 VIOLATIONS AND RECOVER DAMAGES, COSTS, AND REASONABLE
24 ATTORNEY FEES. IF THE COURT FINDS A VIOLATION OCCURRED, THE COURT
25 SHALL AWARD THE TENANT STATUTORY DAMAGES EQUAL TO THE
26 TENANT'S ACTUAL DAMAGES AND THE GREATER OF EITHER THREE TIMES
27 THE MONTHLY RENT OR FIVE THOUSAND DOLLARS, AS WELL AS ANY

1 PUNITIVE DAMAGES, OTHER DAMAGES, ATTORNEY FEES, AND COSTS THAT
2 MAY BE OWED TO THE TENANT.

3 **SECTION 16.** In Colorado Revised Statutes, 38-12-1302, **amend**
4 (1)(d) as follows:

5 **38-12-1302. Applicability.** (1) This part 13 applies to every
6 residential premises in the state; except that this part 13 does not apply to:

7 (d) A residential premises that is leased to a tenant pursuant to an
8 employer-provided housing agreement, as defined in section 13-40-104;
9 ~~(5)(a);~~

10 **SECTION 17. Effective date.** This act takes effect upon passage;
11 except that sections 3, 5, 6, 7, 8, and 11 take effect August 6, 2025.

12 **SECTION 18. Safety clause.** The general assembly finds,
13 determines, and declares that this act is necessary for the immediate
14 preservation of the public peace, health, or safety or for appropriations for
15 the support and maintenance of the departments of the state and state
16 institutions.