First Regular Session Seventy-first General Assembly STATE OF COLORADO

ENGROSSED

This Version Includes All Amendments Adopted on Second Reading in the House of Introduction

LLS NO. 17-0914.01 Ed DeCecco x4216

HOUSE BILL 17-1312

HOUSE SPONSORSHIP

Exum and Benavidez,

SENATE SPONSORSHIP

Moreno,

House Committees

Senate Committees

Local Government

A BILL FOR AN ACT

101 CONCERNING DOCUMENTS THAT A RESIDENTIAL LANDLORD IS
102 REQUIRED TO PROVIDE A TENANT.

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/.)

The bill requires a residential landlord to provide each tenant with a copy of a written rental agreement signed by the parties and to give a tenant a receipt for a payment made with cash or a money order. The landlord may provide the tenant with an electronic copy of the agreement or the receipt, unless the tenant requests a paper copy.

1	Be it enacted by the General Assembly of the State of Colorado:
2	SECTION 1. In Colorado Revised Statutes, 38-12-502, amend
3	introductory portion as follows:
4	38-12-502. Definitions. As used in this part 5 AND PART 7 OF THIS
5	ARTICLE 12, unless the context otherwise requires:
6	SECTION 2. In Colorado Revised Statutes, add part 7 to article
7	12 of title 38 as follows:
8	PART 7
9	REQUIRED DOCUMENTATION
10	38-12-701. Written rental agreement - copy - tenant. IF THERE
11	IS A WRITTEN RENTAL AGREEMENT, THEN A LANDLORD SHALL PROVIDE
12	EACH TENANT WITH A COPY OF THE AGREEMENT THAT IS SIGNED BY THE
13	LANDLORD AND THE TENANT, NO LATER THAN THE SEVENTH DAY AFTER
14	THE TENANT HAS SIGNED THE AGREEMENT. A LANDLORD MAY PROVIDE
15	THE TENANT WITH AN ELECTRONIC COPY OF THE AGREEMENT, UNLESS THE
16	TENANT REQUESTS A PAPER COPY.
17	38-12-702. Tenant payment - receipts. Upon receiving any
18	PAYMENT MADE IN PERSON BY A TENANT WITH CASH OR A MONEY ORDER,
19	A LANDLORD SHALL CONTEMPORANEOUSLY PROVIDE THE TENANT WITH A
20	RECEIPT INDICATING THE AMOUNT THE TENANT PAID AND THE DATE OF
21	PAYMENT. UPON RECEIVING ANY PAYMENT WHICH IS NOT DELIVERED IN
22	PERSON BY A TENANT WITH CASH OR MONEY ORDER, IF REQUESTED BY THE
23	TENANT, A LANDLORD SHALL PROVIDE THE TENANT WITH A RECEIPT
24	INDICATING THE AMOUNT THE TENANT PAID, THE RECIPIENT, AND THE
25	DATE OF PAYMENT, UNLESS THERE IS ALREADY AN EXISTING PROCEDURE
26	THAT PROVIDES A TENANT WITH A RECORD OF THE PAYMENT RECEIVED

-2- 1312

1	THAT INDICATES THE AMOUNT THE TENANT PAID, THE RECIPIENT, AND THE
2	DATE OF PAYMENT. A LANDLORD MAY PROVIDE THE TENANT WITH AN
3	ELECTRONIC RECEIPT, UNLESS THE TENANT REQUESTS A PAPER RECEIPT.
4	FOR PURPOSES OF THIS SECTION, A RECEIPT MAY BE INCLUDED AS PART OF
5	A BILLING STATEMENT.
6	SECTION 3. Act subject to petition - effective date. This act
7	takes effect at 12:01 a.m. on the day following the expiration of the
8	ninety-day period after final adjournment of the general assembly (August
9	9, 2017, if adjournment sine die is on May 10, 2017); except that, if a
10	referendum petition is filed pursuant to section 1 (3) of article V of the
11	state constitution against this act or an item, section, or part of this act
12	within such period, then the act, item, section, or part will not take effect
13	unless approved by the people at the general election to be held in
14	November 2018 and, in such case, will take effect on the date of the
15	official declaration of the vote thereon by the governor.

-3-