

HB1170_L.002

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Public Health Care & Human Services.

HB19-1170 be amended as follows:

1 Amend printed bill, page 7, strike line 23 and substitute:

2 "(3) Unless THE RENTAL AGREEMENT PROVIDES otherwise ~~stated~~
3 ~~in~~ AS PERMITTED BY section 38-12-506, ~~prior to being~~".

4 Page 7, line 24, strike "BEFORE" and substitute "BEFORE".

5 Page 7, line 27, after "~~repeal~~" add "**and reenact, with amendments,**".

6 Page 8, strike lines 2 through 27 and substitute:

7 "**38-12-506. Exception for certain single-family residences.**

8 (1) FOR A SINGLE-FAMILY RESIDENCE PREMISES FOR WHICH A LANDLORD
9 DOES NOT RECEIVE A SUBSIDY FROM ANY GOVERNMENTAL SOURCE, A
10 LANDLORD AND TENANT MAY AGREE IN WRITING THAT THE TENANT IS TO
11 PERFORM SPECIFIC REPAIRS, MAINTENANCE TASKS, ALTERATIONS, AND
12 REMODELING NECESSARY TO COMPLY WITH SECTION 38-12-503, SUBJECT
13 TO THE FOLLOWING REQUIREMENTS:

14 (a) THE AGREEMENT OF THE LANDLORD AND TENANT IS ENTERED
15 INTO IN GOOD FAITH AND IS SET FORTH IN A WRITING THAT IS SEPARATE
16 FROM THE RENTAL AGREEMENT, SIGNED BY THE PARTIES, AND SUPPORTED
17 BY ADEQUATE CONSIDERATION; AND

18 (b) THE TENANT HAS THE REQUISITE SKILLS TO PERFORM THE
19 WORK REQUIRED TO COMPLY WITH SECTION 38-12-503 (1).

20 (2) TO THE EXTENT THAT PERFORMANCE BY A TENANT RELATES TO
21 A CHARACTERISTIC SET FORTH IN SECTION 38-12-505 (1), THE TENANT
22 ASSUMES THE OBLIGATION FOR THE CHARACTERISTIC, AND THE LACK OF
23 THE CHARACTERISTIC DOES NOT MAKE THE RESIDENTIAL PREMISES
24 UNINHABITABLE."

25 Page 9, strike lines 1 through 14.

26 Page 10, line 26, after "ONE" insert "GOOD-FAITH".

27 Page 11, line 11, after "MORE" insert "GOOD-FAITH".

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