HB19-1170 be amended as follows:

Amend reengrossed bill, page 5, strike lines 24 through 26 and substitute:

"(2.3) A tenant who gives a landlord electronic notice of a condition shall send such notice only to the e-mail address, phone number, or electronic portal specified by the landlord in the rental agreement for communications. In the absence of such a provision in the rental agreement, the tenant shall communicate with the landlord in a manner that the landlord has previously used to communicate with the tenant. The tenant shall retain sufficient proof of delivery of the electronic notice."

Page 9, line 14, strike "portion" and substitute "portion, (1)(a),".

Page 9, after line 17 insert:

"(a) Upon no less than ten and no more than thirty days written or electronic notice to the landlord specifying the condition described or under section 38-12-503 (2)(a) that is alleged to breach the warranty of habitability and giving the landlord five business days from after the receipt of the written notice to remedy the breach, a tenant may terminate the rental agreement by surrendering possession of the dwelling unit. If the breach is remediable by repairs, the payment of damages, or otherwise and the landlord adequately remedies the breach within five business days of after receipt of the notice, the rental agreement shall not terminate by reason of the breach."

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