

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government.

HB19-1170 be amended as follows:

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

2 "(2.3) A TENANT WHO GIVES A LANDLORD ELECTRONIC NOTICE OF
3 A CONDITION SHALL SEND SUCH NOTICE ONLY TO THE E-MAIL ADDRESS,
4 PHONE NUMBER, OR ELECTRONIC PORTAL SPECIFIED BY THE LANDLORD IN
5 THE RENTAL AGREEMENT FOR COMMUNICATIONS. IN THE ABSENCE OF
6 SUCH A PROVISION IN THE RENTAL AGREEMENT, THE TENANT SHALL
7 COMMUNICATE WITH THE LANDLORD IN A MANNER THAT THE LANDLORD
8 HAS PREVIOUSLY USED TO COMMUNICATE WITH THE TENANT. THE TENANT
9 SHALL RETAIN SUFFICIENT PROOF OF DELIVERY OF THE ELECTRONIC
10 NOTICE."

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

12 Page 9, after line 17 insert:

13 "(a) Upon no less than ten and no more than thirty days written OR
14 ELECTRONIC notice to the landlord specifying ~~the~~ A condition DESCRIBED
15 UNDER SECTION 38-12-503 (2)(a) THAT IS alleged to breach the warranty
16 of habitability and giving the landlord five business days ~~from~~ AFTER the
17 receipt of the written notice to remedy the breach, a tenant may terminate
18 the rental agreement by surrendering possession of the dwelling unit. If
19 the breach is remediable by repairs ~~the payment of damages, or otherwise~~
20 and the landlord ~~adequately~~ remedies the breach within five business days
21 ~~of~~ AFTER receipt of the notice, the rental agreement ~~shall~~ DOES not
22 terminate by reason of the breach."

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