

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government.

HB19-1170 be amended as follows:

1 Amend reengrossed bill, page 16, after line 25 insert:

2 "SECTION 9. In Colorado Revised Statutes, **amend** 38-12-801
3 as follows:

4 **38-12-801. Written rental agreement - copy - tenant.** (1) If
5 there is a written rental agreement, ~~then~~ the landlord shall provide the
6 tenant with a copy of the agreement that is signed by the landlord and the
7 tenant, no later than the seventh day after the tenant has signed the
8 agreement. A landlord may provide the tenant with an electronic copy of
9 the agreement, unless the tenant requests a paper copy, in which case the
10 landlord shall provide the tenant with a paper copy.

11 (2) A WRITTEN RENTAL AGREEMENT MUST INCLUDE A STATEMENT
12 INDICATING TO THE TENANT THE NAME AND ADDRESS OF THE PERSON WHO
13 IS THE LANDLORD OR THE LANDLORD'S AUTHORIZED AGENT. IF THE
14 IDENTITY OF A LANDLORD OR A LANDLORD'S AUTHORIZED AGENT
15 CHANGES, THE NEW LANDLORD OR AUTHORIZED AGENT, NOT LATER THAN
16 ONE BUSINESS DAY AFTER SUCH CHANGE, SHALL:

17 (a) PROVIDE EACH TENANT OF THE LANDLORD WRITTEN OR
18 ELECTRONIC NOTICE OF THE CHANGE; OR

19 (b) POST THE IDENTITY OF THE NEW LANDLORD OR NEW
20 AUTHORIZED AGENT IN A CONSPICUOUS LOCATION ON THE RESIDENTIAL
21 PREMISES."

22 Renumber succeeding sections accordingly.

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