

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Finance.

HB19-1328 be amended as follows:

1 Amend printed bill, page 3, after line 14 insert:

2 "(7) "ELECTRONIC NOTICE" MEANS NOTICE BY E-MAIL OR AN
3 ELECTRONIC PORTAL OR MANAGEMENT COMMUNICATIONS SYSTEM THAT
4 IS AVAILABLE TO BOTH A LANDLORD AND A TENANT."

5 Renumber succeeding subsections accordingly.

6 Page 4, line 4, strike "ELECTRONICALLY OR IN WRITING" and substitute
7 "VIA WRITTEN OR ELECTRONIC NOTICE".

8 Page 4, line 6, after "BED BUGS." add "A TENANT WHO GIVES A LANDLORD
9 ELECTRONIC NOTICE OF A CONDITION SHALL SEND SUCH NOTICE ONLY TO
10 THE E-MAIL ADDRESS, TELEPHONE NUMBER, OR ELECTRONIC PORTAL
11 SPECIFIED BY THE LANDLORD IN THE RENTAL AGREEMENT FOR
12 COMMUNICATIONS. IN THE ABSENCE OF SUCH A PROVISION IN THE RENTAL
13 AGREEMENT, THE TENANT SHALL COMMUNICATE WITH THE LANDLORD IN
14 A MANNER THAT THE LANDLORD HAS PREVIOUSLY USED TO COMMUNICATE
15 WITH THE TENANT. THE TENANT SHALL RETAIN SUFFICIENT PROOF OF THE
16 DELIVERY OF THE ELECTRONIC NOTICE."

17 Page 4, lines 11 and 12, strike "AND ANY CONTIGUOUS DWELLING UNIT".

18 Page 4, after line 15 insert:

19 "(3) IF THE INSPECTION OF A DWELLING UNIT CONFIRMS THE
20 PRESENCE OF BED BUGS, THE LANDLORD SHALL ALSO CAUSE TO BE
21 PERFORMED AN INSPECTION OF ALL CONTIGUOUS DWELLING UNITS AS
22 PROMPTLY AS IS REASONABLY PRACTICAL."

23 Page 8, after line 20 insert:

24 "**38-12-907. Relationship to warranty of habitability.**
25 NOTWITHSTANDING ANY PROVISION OF PART 5 OF THIS ARTICLE 12 TO THE
26 CONTRARY, A LANDLORD WHO COMPLIES WITH THIS PART 9 IS DEEMED TO
27 HAVE SATISFIED THE REQUIREMENTS OF SAID PART 5 WITH RESPECT TO
28 MATTERS CONCERNING BED BUGS."

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