

FIRST REPORT OF FIRST CONFERENCE COMMITTEE  
ON HB19-1170

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THIS REPORT AMENDS THE  
REREVISED BILL

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To the President of the Senate and the  
Speaker of the House of Representatives:

Your first conference committee appointed on HB19-1170, concerning increasing tenant protections relating to the residential warranty of habitability, has met and reports that it has agreed upon the following:

1. That the House accede to the Senate amendments made to the bill, as the amendments appear in the rerevised bill, with the following changes:

Page 6, line 9, strike "TWENTY-FOUR HOURS," and substitute "NINETY-SIX HOURS AFTER RECEIVING REASONABLY COMPLETE WRITTEN OR ELECTRONIC NOTICE OF THE CONDITION,".

Page 15, strike lines 8 through 24 and substitute "OR MORE RENT PAYMENTS OR MAKE REPAIRS TO A RESIDENTIAL PREMISES IF THE RESIDENTIAL PREMISES WAS CONSTRUCTED, ACQUIRED, DEVELOPED, REHABILITATED, OR MAINTAINED WITH:

(A) FUNDING PROVIDED PURSUANT TO SECTION 8 OR 9 OF THE FEDERAL "UNITED STATES HOUSING ACT OF 1937", AS AMENDED, 42 U.S.C. SECS. 1437f AND 1437g;

(B) FUNDING FROM THE HOME INVESTMENT PARTNERSHIPS PROGRAM OF THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; OR

(C) FEDERAL LOW-INCOME HOUSING TAX CREDITS, COLORADO AFFORDABLE HOUSING TAX CREDITS, OR FUNDING PROVIDED UNDER ANY FEDERAL, STATE, OR LOCAL PROGRAM THAT RESTRICTS MAXIMUM RENTS FOR PERSONS OF LOW OR MODERATE INCOME AND THAT IS CURRENTLY SUBJECT TO A USE RESTRICTION THAT IS MONITORED TO ENSURE

COMPLIANCE BY THE FEDERAL GOVERNMENT, THE STATE GOVERNMENT, A COUNTY GOVERNMENT, OR A MUNICIPAL GOVERNMENT, OR BY ANY POLITICAL SUBDIVISION OR DESIGNATED AGENCY THEREOF."

2. That, under the authority granted the committee to consider matters not at issue between the two houses, the following amendments be recommended:

Page 12, strike lines 15 through 17 and substitute "DESCRIBED IN SECTION 38-12-503 (2)(b) OR (2.2) AND THE LANDLORD FAILS TO:

(A) COMMENCE REMEDIAL ACTION BY EMPLOYING REASONABLE EFFORTS WITHIN THE APPLICABLE PERIOD DESCRIBED IN SECTION 38-12-503 (2)(b); OR

(B) COMPLETE THE ACTIONS DESCRIBED IN SECTION 38-12-503 (2.2)."

Page 20, strike lines 5 through 7 and substitute:

**"SECTION 11. Act subject to petition - effective date.** This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 2, 2019, if adjournment sine die is on May 3, 2019); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in

November 2020 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor."

Respectfully submitted,

House Committee:

Senate Committee:

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Chair

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Chair

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