

An Act

HOUSE BILL 20-1009

BY REPRESENTATIVE(S) Jackson, Arndt, Benavidez, Bird, Buckner, Coleman, Exum, Froelich, Gonzales-Gutierrez, Gray, Herod, Hooton, Jaquez Lewis, Kennedy, Kipp, Kraft-Tharp, Lontine, McCluskie, Melton, Michaelson Jenet, Roberts, Singer, Sirota, Sullivan, Titone, Weissman; also SENATOR(S) Winter, Bridges, Fenberg, Fields, Foote, Gonzales, Hansen, Lee, Moreno, Pettersen, Rodriguez, Story, Todd, Williams A., Garcia.

CONCERNING SUPPRESSING COURT RECORDS OF EVICTION PROCEEDINGS.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, **add** 13-40-110.5 as follows:

13-40-110.5. Automatic suppression of court records - definition.

(1) FOR THE PURPOSES OF THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES, "SUPPRESSED COURT RECORD" MEANS A COURT RECORD THAT IS ACCESSIBLE ONLY TO JUDGES; COURT STAFF; A PARTY TO THE CASE AND, IF REPRESENTED, THE PARTY'S ATTORNEYS; AUTHORIZED JUDICIAL DEPARTMENT STAFF; AND A PERSON WITH A VALID COURT ORDER AUTHORIZING ACCESS TO THE COURT RECORD.

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

(2) UPON THE COMMENCEMENT OF AN ACTION PURSUANT TO THIS ARTICLE 40, ANY COURT RECORD OF THE ACTION IS A SUPPRESSED COURT RECORD.

(3) WHEN AN ORDER GRANTING THE PLAINTIFF POSSESSION OF THE PREMISES IS ENTERED IN AN ACTION TO WHICH THIS SECTION APPLIES, THE RECORD IS NO LONGER A SUPPRESSED COURT RECORD AND THE COURT SHALL MAKE THE RECORD AVAILABLE TO THE PUBLIC UNLESS THE PARTIES TO THE ACTION AGREE THAT THE RECORD SHOULD REMAIN SUPPRESSED. IF THE PARTIES AGREE THAT THE RECORD SHOULD REMAIN SUPPRESSED, THE RECORD REMAINS A SUPPRESSED COURT RECORD.

(4) THE NAMES OF THE PARTIES INCLUDED IN A COURT RECORD THAT IS SUPPRESSED PURSUANT TO THIS SECTION MAY BE USED BY THE COURT FOR ADMINISTRATIVE PURPOSES, BUT THE COURT SHALL NOT, FOR ANY REASON, PUBLISH THE NAMES OF THE PARTIES ONLINE.

SECTION 2. In Colorado Revised Statutes, 13-40-111, **add** (4) as follows:

13-40-111. Issuance and return of summons. (4) A SUMMONS ISSUED PURSUANT TO THIS SECTION MUST CONTAIN A STATEMENT IN BOLD-FACED TYPE NOTIFYING THE DEFENDANT THAT:

(a) ANY RECORDS ASSOCIATED WITH THE ACTION ARE SUPPRESSED AND NOT ACCESSIBLE TO THE PUBLIC UNTIL AN ORDER IS ENTERED GRANTING THE PLAINTIFF POSSESSION OF THE PREMISES; AND


(b) IF THE PLAINTIFF IS GRANTED POSSESSION OF THE PREMISES, THE COURT RECORDS MAY REMAIN PRIVATE IF BOTH PARTIES AGREE TO SUPPRESS THE RECORDS.

SECTION 3. In Colorado Revised Statutes, 38-12-202.5, **add** (5) as follows:

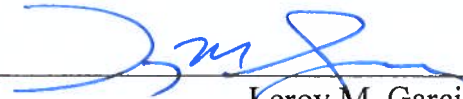
38-12-202.5. Action for termination. (5) THE PROVISIONS OF SECTION 13-40-110.5 CONCERNING SUPPRESSION OF COURT RECORDS APPLY TO AN ACTION FOR TERMINATION.

SECTION 4. Act subject to petition - effective date - applicability. (1) This act takes effect December 1, 2020; 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 the ninety-day period after final adjournment of the general assembly, 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 December 1, 2020, or on the date of the official declaration of the vote thereon by the governor, whichever is later.

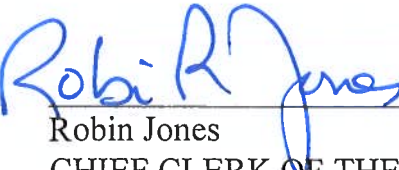
(2) This act applies to actions commenced on or after the applicable effective date of this act.



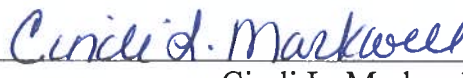
KC Becker
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Leroy M. Garcia
PRESIDENT OF
THE SENATE

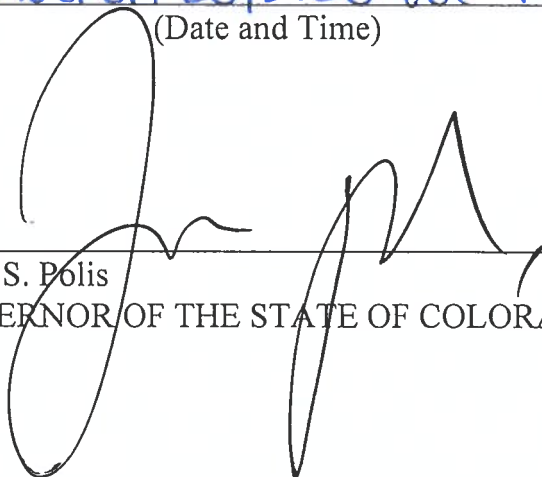


Robin Jones
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES



Cindi L. Markwell
SECRETARY OF
THE SENATE

APPROVED March 20, 2020 at 12:48 pm
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO