

Second Regular Session  
Seventieth General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 16-1129.02 Yelana Love x2295

HOUSE BILL 16-1461

---

HOUSE SPONSORSHIP

Pabon,

SENATE SPONSORSHIP

Johnston,

---

House Committees  
Local Government

Senate Committees

---

A BILL FOR AN ACT

101 CONCERNING TENANCIES OF ONE MONTH OR LONGER BUT LESS THAN  
102 ONE YEAR.

---

Bill Summary

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://www.leg.state.co.us/billsummaries>.)*

Under current law, a tenancy of one month or more but less than 6 months may be terminated by either party with 7 days' notice. The bill extends the notice to 28 days. The bill also requires 28 days' notice for a landlord to increase rent in tenancies of one month or longer but less than one year.

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters indicate new material to be added to existing statute.*  
*Dashes through the words indicate deletions from existing statute.*

---

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** part 7 to article  
3 12 of title 38 as follows:

4 PART 7

5 NOTICE OF RENT INCREASE

6 **38-12-701. Tenancies of one month or longer but less than one**  
7 **year.** NOTWITHSTANDING ANY OTHER PROVISION OF LAW, IN A TENANCY  
8 OF ONE MONTH OR LONGER BUT LESS THAN ONE YEAR WHERE THERE IS NO  
9 WRITTEN AGREEMENT BETWEEN THE LANDLORD AND TENANT, A  
10 LANDLORD MAY INCREASE RENT ONLY UPON AT LEAST TWENTY-EIGHT  
11 DAYS' NOTICE TO THE TENANT.

12 **SECTION 2.** In Colorado Revised Statutes, 13-40-107, **amend**  
13 (1) (b); and **repeal** (1) (c) as follows:

14 **13-40-107. Notice to quit.** (1) A tenancy may be terminated by  
15 notice in writing, served not less than the respective period fixed before  
16 the end of the applicable tenancy, as follows:

17 (b) A tenancy of ~~six months~~ ONE MONTH or longer but less than a  
18 year, twenty-eight days;

19 (c) ~~A tenancy of one month or longer but less than six months,~~  
20 ~~seven days;~~

21 **SECTION 3. Act subject to petition - effective date.** This act  
22 takes effect at 12:01 a.m. on the day following the expiration of the  
23 ninety-day period after final adjournment of the general assembly (August  
24 10, 2016, if adjournment sine die is on May 11, 2016); except that, if a  
25 referendum petition is filed pursuant to section 1 (3) of article V of the  
26 state constitution against this act or an item, section, or part of this act

1     within such period, then the act, item, section, or part will not take effect  
2     unless approved by the people at the general election to be held in  
3     November 2016 and, in such case, will take effect on the date of the  
4     official declaration of the vote thereon by the governor.