

**Second Regular Session
Seventy-first General Assembly
STATE OF COLORADO**

PREAMENDED

*This Unofficial Version Includes Committee
Amendments Not Yet Adopted on Second Reading*

LLS NO. 18-0597.01 Duane Gall x4335

SENATE BILL 18-010

SENATE SPONSORSHIP

Martinez Humenik and Williams A., Aguilar, Donovan, Kefalas, Merrifield, Priola, Tate, Court, Fenberg, Fields, Guzman, Kagan, Kerr, Todd, Zenzinger

HOUSE SPONSORSHIP

Exum, Benavidez, Coleman, Herod, Kennedy, Roberts, Rosenthal, Becker K., Buckner, Singer, Weissman, Lee

Senate Committees
Local Government

House Committees

A BILL FOR AN ACT

101 **CONCERNING THE REQUIREMENT THAT A RESIDENTIAL LANDLORD**
102 **PROVIDE A TENANT WITH SPECIFIED DOCUMENTS RELEVANT TO**
103 **THE LANDLORD-TENANT RELATIONSHIP, AND, IN CONNECTION**
104 **THEREWITH, SPECIFYING RENT RECEIPTS AND COPIES OF ANY**
105 **WRITTEN LEASE AGREEMENT AS DOCUMENTS THAT MUST BE**
106 **PROVIDED.**

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://leg.colorado.gov>.)

The bill requires a residential landlord to provide each tenant with

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

a copy of a written rental agreement signed by the parties and to give a tenant a contemporaneous receipt for any payment made in person with cash or a money order. For payments not made in person with cash or a money order, the landlord must provide a receipt if the tenant requests it.

The landlord may provide the tenant with an electronic copy of the agreement or the receipt unless the tenant requests a paper copy.

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

2 **SECTION 1.** In Colorado Revised Statutes, 38-12-502, **amend**
3 the introductory portion as follows:

4 **38-12-502. Definitions.** As used in this part 5 AND PART 8 OF THIS
5 ARTICLE 12, unless the context otherwise requires:

6 **SECTION 2.** In Colorado Revised Statutes, **add** part 8 to article
7 12 of title 38 as follows:

8 **PART 8**

9 **REQUIRED DOCUMENTATION**

10 **38-12-801. Written rental agreement - copy - tenant.** IF THERE
11 IS A WRITTEN RENTAL AGREEMENT, THEN THE LANDLORD SHALL PROVIDE
12 THE TENANT WITH A COPY OF THE AGREEMENT THAT IS SIGNED BY THE
13 LANDLORD AND THE TENANT, NO LATER THAN THE SEVENTH DAY AFTER
14 THE TENANT HAS SIGNED THE AGREEMENT. A LANDLORD MAY PROVIDE
15 THE TENANT WITH AN ELECTRONIC COPY OF THE AGREEMENT, UNLESS THE
16 TENANT REQUESTS A PAPER COPY, IN WHICH CASE THE LANDLORD SHALL
17 PROVIDE THE TENANT WITH A PAPER COPY.

18 **38-12-802. Tenant payment - receipts.** UPON RECEIVING ANY
19 PAYMENT MADE IN PERSON BY A TENANT WITH CASH OR A MONEY ORDER,
20 A LANDLORD SHALL CONTEMPORANEOUSLY PROVIDE THE TENANT WITH A
21 RECEIPT INDICATING THE AMOUNT THE TENANT PAID AND THE DATE OF
22 PAYMENT. IF THE LANDLORD RECEIVES A PAYMENT THAT IS NOT

1 DELIVERED IN PERSON BY THE TENANT WITH CASH OR A MONEY ORDER, IF
2 REQUESTED BY THE TENANT, THE LANDLORD SHALL, WITHIN SEVEN DAYS
3 AFTER THE REQUEST, PROVIDE THE TENANT WITH A RECEIPT INDICATING
4 THE AMOUNT THE TENANT PAID, THE RECIPIENT, AND THE DATE OF
5 PAYMENT, UNLESS THERE IS ALREADY AN EXISTING PROCEDURE THAT
6 PROVIDES A TENANT WITH A RECORD OF THE PAYMENT RECEIVED THAT
7 INDICATES THE AMOUNT THE TENANT PAID, THE RECIPIENT, AND THE DATE
8 OF PAYMENT. A LANDLORD MAY PROVIDE THE TENANT WITH AN
9 ELECTRONIC RECEIPT, UNLESS THE TENANT REQUESTS A PAPER RECEIPT, IN
10 WHICH CASE THE LANDLORD SHALL PROVIDE THE TENANT WITH A PAPER
11 RECEIPT. FOR PURPOSES OF THIS SECTION, A RECEIPT MAY BE INCLUDED AS
12 PART OF A BILLING STATEMENT.

13 **SECTION 3. Act subject to petition - effective date.** This act
14 takes effect at 12:01 a.m. on the day following the expiration of the
15 ninety-day period after final adjournment of the general assembly (August
16 8, 2018, if adjournment sine die is on May 9, 2018); except that, if a
17 referendum petition is filed pursuant to section 1 (3) of article V of the
18 state constitution against this act or an item, section, or part of this act
19 within such period, then the act, item, section, or part will not take effect
20 unless approved by the people at the general election to be held in
21 November 2018 and, in such case, will take effect on the date of the
22 official declaration of the vote thereon by the governor.