

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

**PREAMENDED**

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

LLS NO. 20-0662.01 Megan Waples x4348

**HOUSE BILL 20-1332**

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**HOUSE SPONSORSHIP**

**Herod and Jackson**, Kennedy, Buckner, Coleman, Exum, Kipp, Lontine, Melton, Sirota,  
Woodrow

**SENATE SPONSORSHIP**

**Fields**, Gonzales, Rodriguez

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**House Committees**

Judiciary  
Finance  
Appropriations

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED**  
102      **ON SOURCE OF INCOME.**

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**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 adds discrimination based on source of income as a type of unfair housing practice. "Source of income" is defined to include any source of money paid directly, indirectly, or on behalf of a person, including income from any lawful profession or from any government or private assistance, grant, or loan program.

A person is prohibited from refusing to rent, lease, show for rent

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.

or lease, or transmit an offer to rent or lease housing based on a person's source of income. In addition, a person cannot discriminate in the terms or conditions of a rental agreement against another person based on source of income, or based upon the person's participation in a 3rd-party contract required as a condition of receiving public housing assistance. A person cannot include in any advertisement for the rent or lease of housing any limitation or preference based on source of income, or to use representations related to a person's source of income to induce another person to rent or lease property. The restrictions do not apply to a landlord with 3 or fewer rental units.

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

2           **SECTION 1.** In Colorado Revised Statutes, 24-34-501, **amend**  
3 (4); and **add** (4.5) as follows:

4           **24-34-501. Definitions.** As used in this part 5, unless the context  
5 otherwise requires:

6           (4) "Restrictive covenant" means any specification limiting the  
7 transfer, rental, or lease of any housing because of disability, race, creed,  
8 color, religion, sex, sexual orientation, marital status, familial status,  
9 national origin, or ancestry, OR LIMITING THE RENTAL OR LEASE OF ANY  
10 HOUSING BECAUSE OF SOURCE OF INCOME.

11           (4.5) "SOURCE OF INCOME" MEANS ANY LAWFUL AND VERIFIABLE  
12 SOURCE OF MONEY PAID DIRECTLY, INDIRECTLY, OR ON BEHALF OF A  
13 PERSON, INCLUDING:

14           (a) INCOME DERIVED FROM ANY LAWFUL PROFESSION OR  
15 OCCUPATION; AND

16           (b) INCOME OR RENTAL PAYMENTS DERIVED FROM ANY  
17 GOVERNMENT OR PRIVATE ASSISTANCE, GRANT, OR LOAN PROGRAM.

18           **SECTION 2.** In Colorado Revised Statutes, 24-34-502, **amend**  
19 (1)(h); and **add** (1)(l), (1)(m), (1)(n), (1)(o), (1)(p), (1)(q), and (1.5) as  
20 follows:

1           **24-34-502. Unfair housing practices prohibited - definition.**

2           (1) It shall be an unfair housing practice and unlawful and hereby  
3 prohibited:

4           (h) For any person to deny another person access to or  
5 membership or participation in any multiple-listing service, real estate  
6 brokers' organization or other service, organization, or facility related to  
7 the business of selling or renting dwellings or to discriminate against such  
8 person in the terms or conditions of such access, membership, or  
9 participation on account of race, creed, color, religion, sex, sexual  
10 orientation, disability, marital status, familial status, ~~or~~ national origin or  
11 ancestry, OR SOURCE OF INCOME;

12           (l) FOR ANY PERSON TO REFUSE TO RENT OR LEASE, TO REFUSE TO  
13 SHOW HOUSING FOR RENT OR LEASE, TO REFUSE TO RECEIVE AND  
14 TRANSMIT ANY BONA FIDE OFFER TO RENT OR LEASE, OR TO OTHERWISE  
15 MAKE UNAVAILABLE OR DENY OR WITHHOLD FROM ANOTHER PERSON ANY  
16 HOUSING FOR RENT OR LEASE BECAUSE OF A PERSON'S SOURCE OF INCOME;

17           (m) FOR ANY PERSON TO DISCRIMINATE IN THE TERMS,  
18 CONDITIONS, OR PRIVILEGES PERTAINING TO THE RENTAL OR LEASE OF ANY  
19 HOUSING, OR IN THE FURNISHING OF FACILITIES OR SERVICES IN  
20 CONNECTION THEREWITH, BECAUSE OF A PERSON'S SOURCE OF INCOME,  
21 INCLUDING A PERSON'S RECEIPT OF PUBLIC HOUSING ASSISTANCE OR A  
22 PERSON'S PARTICIPATION IN A THIRD-PARTY CONTRACT REQUIRED BY A  
23 PUBLIC HOUSING ASSISTANCE PROGRAM; EXCEPT THAT, IF THE INITIAL  
24 PAYMENT TO THE OWNER IS NOT MADE TIMELY IN ACCORDANCE WITH  
25 APPLICABLE REGULATIONS PROMULGATED BY THE UNITED STATES  
26 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT DUE TO PROCESSING  
27 DELAYS OR A GOVERNMENT SHUTDOWN, THEN A LANDLORD MAY EXERCISE

1 ANY RIGHT OR PURSUE ANY REMEDY AVAILABLE UNDER LAW;

2 (n) FOR ANY PERSON TO MAKE, PRINT, OR PUBLISH OR CAUSE TO BE  
3 MADE, PRINTED, OR PUBLISHED ANY NOTICE OR ADVERTISEMENT RELATING  
4 TO THE RENTAL OR LEASE OF ANY HOUSING THAT INDICATES ANY  
5 LIMITATION, SPECIFICATION, OR DISCRIMINATION BASED ON A PERSON'S  
6 SOURCE OF INCOME;

7 (o) FOR ANY PERSON TO REPRESENT TO ANOTHER PERSON THAT  
8 ANY HOUSING IS NOT AVAILABLE FOR RENT OR LEASE WHEN THE HOUSING  
9 IS IN FACT AVAILABLE FOR THE PURPOSE OF DISCRIMINATING AGAINST THE  
10 PERSON ON THE BASIS OF THE PERSON'S SOURCE OF INCOME; AND

11 (p) FOR ANY PERSON, FOR PROFIT, TO INDUCE OR ATTEMPT TO  
12 INDUCE ANOTHER PERSON TO RENT ANY HOUSING BY REPRESENTATIONS  
13 REGARDING THE ENTRY OR PROSPECTIVE ENTRY INTO THE NEIGHBORHOOD  
14 OF A PERSON OR PERSONS WITH PARTICULAR SOURCES OF INCOME.

15 (q) NOTHING IN THIS SECTION PRECLUDES A LANDLORD FROM  
16 CHECKING THE CREDIT OF A PROSPECTIVE TENANT. CHECKING THE CREDIT  
17 OF A PROSPECTIVE TENANT IS NOT AN UNFAIR HOUSING PRACTICE UNDER  
18 THIS SECTION, PROVIDED THAT THE LANDLORD CHECKS THE CREDIT OF  
19 EVERY PROSPECTIVE TENANT.

20 (1.5) SUBSECTIONS (1)(l) TO (1)(p) OF THIS SECTION DO NOT APPLY  
21 TO A LANDLORD WITH THREE OR FEWER UNITS OF HOUSING FOR RENT OR  
22 LEASE. FOR THE PURPOSES OF THIS SUBSECTION (1.5), "LANDLORD" MEANS  
23 A PERSON WHO OWNS, MANAGES, LEASES, OR SUBLEASES A UNIT OF  
24 HOUSING AND WHO MAKES THAT HOUSING AVAILABLE FOR RENT OR LEASE.

25 **SECTION 3. Act subject to petition - effective date.** This act  
26 takes effect January 1, 2021; except that, if a referendum petition is filed  
27 pursuant to section 1 (3) of article V of the state constitution against this

1 act or an item, section, or part of this act within the ninety-day period  
2 after final adjournment of the general assembly, then the act, item,  
3 section, or part will not take effect unless approved by the people at the  
4 general election to be held in November 2020 and, in such case, will take  
5 effect January 1, 2021, or on the date of the official declaration of the  
6 vote thereon by the governor, whichever is later.