

House Transportation, Housing & Local Government

03/01/2023 01:30 PM

HB23-1171 Just Cause Reqmnt Eviction Of Residential Tenant

Typed Text of Testimony Submitted

| Name, Position, Representing              | Typed Text of Testimony   |
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| Barbara Kozelka<br>Against<br>themselves  | <p>Please vote NO on HB 23-1171. You are destroying Mom&amp; Pop landlords in this state. I do my best for my tenants, many of whom I have had for decades Please, please stop these efforts that will kill my tiny business. You will force me to sell.</p> <p>Respectfully,<br/>Barbara Kozelka</p>   |
| Regina Williams<br>Against<br>themselves  | <p>The exempting of home sales and allowing landlords the ability to non-renew leases is extremely detrimental to landlords. I have a property that I manage and the owner's wife has terminal cancer, they are having to move back into the property due to the financial burden of the cancer treatments. If this is passed it would cause owners in this situation the extra stress of having to find somewhere to live other than their own property. I do not believe that renters should have more rights than a person that is buying or own a property. The property owners are the ones that are making the mortgage payment, insurance payments and paying the property taxes on the home. There are plenty of rentals and the renters do not have a vested interest in the property. Taking away the rights of the owners is going to cause owners to sell properties, which will result in a shortage of rental properties. Renters are not responsible for regular maintenance or repairs this is cost that is on the owner. If an owner is not able todo a non-renewal of a lease for whatever reason this is taking the rights away from them to sell their property or move back into it.</p> |
| Anaya Robinson<br>For<br>ACLU of Colorado | <p>Thank you, Madame Chair and committee members.</p> <p>I am Anaya Robinson, the Senior Policy Strategist with the ACLU of Colorado, here today in support of HB23-1171, to require just cause for evictions of residential tenants.</p> <p>According to HUD, the number of individuals experiencing chronic homelessness in Colorado increased by 266% from 2007-2021. That is the largest increase of any state nationally, and we know that number is undercounted. Landlords having the ability to evict tenants on month to month rents or when a lease ends without cause is contributing to the reality of individuals, and families, being unhoused.</p> <p>There are layers of policy change that we need to end the housing crisis in Colorado, and enshrining tenants right to stable housing is absolutely one of them. Housing is a human right, and the removal of that right should not be subject to the whim of landlords. Removal from stable housing should only occur with just cause.</p>   |

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|  | <p>This bill keeps individuals and families stably and safely housed. Under current law, landlords do not need to justify the eviction of a tenant on a month to month lease or at the end of the lease, leaving tenants with little to no ability to remedy poor, unsafe, and unhealthy living conditions, out of fear that a landlord will simply evict. This bill will create a standard that should have always been the baseline for housing; safe, healthy, and stable housing without fear of eviction when that baseline of humanity is not being met.</p> <p>Many landlords are already doing right by their tenants, this law simply ensures that in cases of bad actors, people's lives aren't entirely destabilized.</p> <p>HB23-1171 keeps people housed, keeps children in their schools, and parents in their jobs. This policy is a necessary tool in the work to end the housing crisis in Colorado. No one should lose their housing because a landlord would rather evict than repair.</p> <p>The ACLU of Colorado asks you to vote Yes on HB23-1171. Thank you.</p>  |
| <p>David Kupernik<br/>Amend<br/>themselves</p> | <p>My name is Dave Kupernik, and I speak as an individual opposing this bill as written.</p> <p>As written, House Bill 23-1171 will have a detrimental impact on my business and on my clients. Two clients have already put their searches for a rental property on hold pending the outcome of this bill. Another has said they will sell their property and not buy another one in Colorado, if this passes. I will personally lose significant income as I regularly have clients like these three that will no longer be interested in purchasing properties for rent if they are not able to do what they want with their properties.</p> <p>Examples of the business I will not be able to facilitate:</p> <ol style="list-style-type: none"><li>1. A buyer who wants to buy and hold a property as part of their plan for helping their child when they attend a local college. Typically, my clients buy a property well in advance of their child attending a local institution of higher learning and rent it out until the time comes for their child to attend, then they have their child move in for the duration of their time there and then return it to the market as a rental property. This bill eliminates their ability to use a property they own for those purposes. It also removes an important factor in supporting those who need cost effective options for in-state higher education.</li><li>2. I also have clients who purchase a home to rent out until their child/relative or friend moves into that property once they have a certain change in life; such as graduating from school or an elderly parent retiring etc. This is an important tool for people to provide affordable housing options to those they need to support.</li></ol> <p>Thank you for your time and consideration of my request to amend or defeat this bill in committee.</p> |

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| Peter Maher<br>Against<br>themselves                      | I am opposed to HB23-1171. This is another example of government overreach and overregulation. When the government overregulates housing the result is increased rental prices for tenants. As a renter who is already struggling financially, this will increase my rent costs. I will have to chose between food and housing. A choice in which Coloradans should not have to make! It will also tie the hands of landlords who will be required to provide their tenants, those with disabilities and who are low income with special accommodations they may not be able to provide. This will ultimately result in landlords not wanting to rent to these special populations who already have a hard time finding housing. I hope you will please reconsider this bill and oppose it. Thank you.                                    |
| Ryan McKillop<br>Against<br>themselves                    | Hello,<br>My name is Ryan McKillop and I am a small business landlord. I currently have two houses that I rent out in Denver. My current income from the houses is about 1000 a month. I am concerned about the just cause eviction requirement as a small tenant. If my circumstances changed and I needed to move back into my house, I would be unable to have a natural into the lease without paying for my current tenants rent, which I would not be able to afford. While it is absolutely important to protect the rights of tenants, small landlords, like me certainly couldn't afford if I had to pay 2-3 months of someone else's rent. Please revise the law to allow for a natural termination of the lease.<br>Thank you,<br>Ryan McKillop  |
| Kristen Bara<br>Against<br>themselves                     | I am opposed to HB23-1171. This is another example of government overreach and overregulation. When the government overregulates housing the result is increased rental prices for tenants. As a renter who is already struggling financially, this will increase my rent costs. I will have to chose between food and housing. A choice in which Coloradans should not have to make! It will also tie the hands of landlords who will be required to provide their tenants, those with disabilities and who are low income with special accommodations they may not be able to provide. This will ultimately result in landlords not wanting to rent to these special populations who already have a hard time finding housing. I hope you will please reconsider this bill and oppose it. Thank you.                                    |
| Dominique Chepovsky<br>Against<br>Rustic Villa apartments | To whom it may concern:<br><br>I am aware of several bills being introduced concerning property rentals this session. The most troublesome to me is this bill. As manager of a small complex ( 38 units )in Pueblo CO I am alarmed how this bill will damage my ability to do business as well as keep ALL my tenants safe. The current system already takes around 45 days to remove a tenant that has committed substantial violations. This lack in timely eviction that currently exists puts the safety of management and tenants at risk and this bill would further complicate the issue and tie up the court proceedings allowing a bad and sometimes dangerous situation to take longer to resolve. It does NOT protect good tenants instead it allows bad tenants to stay longer giving them more time to abuse the unit, their |

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|  | <p>neighbors, and the system. An eviction IS NEVER a thing done lightly it is always a last resort. Making it harder to evict those that do not follow the agreed upon contract penalizes those that do. This bill also removes the ability to not renew a tenants lease and turns it into an eviction process. It also punishes the landlords financially. If this would pass I would have to pass on that cost of doing business to the other tenants that should NOT have to shoulder this additional financial burden. My goal as a small business and landlord is to have a complex where people feel safe, where we keep the rents reasonable, and where we make a small profit. This bill would endanger all our core business principals. Please listen to those that work everyday in this business... good intentions done wrong hurt everyone.</p>   |
| <p>Dominique Chepovsky<br/>Against<br/>Rustic Villa apartments</p> | <p>To whom it may concern:</p> <p>I am aware of several bills being introduced concerning property rentals this session. The most troublesome to me is this bill. As manager of a small complex ( 38 units )in Pueblo CO I am alarmed how this bill will damage my ability to do business as well as keep ALL my tenants safe. The current system already takes around 45 days to remove a tenant that has committed substantial violations. This lack in timely eviction that currently exists puts the safety of management and tenants at risk and this bill would further complicate the issue and tie up the court proceedings allowing a bad and sometimes dangerous situation to take longer to resolve. It does NOT protect good tenants instead it allows bad tenants to stay longer giving them more time to abuse the unit, their neighbors, and the system. An eviction IS NEVER a thing done lightly it is always a last resort. Making it harder to evict those that do not follow the agreed upon contract penalizes those that do. This bill also removes the ability to not renew a tenants lease and turns it into an eviction process. It also punishes the landlords financially. If this would pass I would have to pass on that cost of doing business to the other tenants that should NOT have to shoulder this additional financial burden. My goal as a small business and landlord is to have a complex where people feel safe, where we keep the rents reasonable, and where we make a small profit. This bill would endanger all our core business principals. Please listen to those that work everyday in this business... good intentions done wrong hurt everyone.</p> |