

Senate Local Government & Housing

05/04/2023 Upon Adjournment

HB23-1171 Just Cause Reqmnt Eviction Of Residential Tenant

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Rebekah Scarrow</p> <p>Against themselves</p>	<p>I own a fourplex in a lower income neighborhood in Mesa County. I rent for the amounts all the housing studies tell me is affordable amounts - as low as \$650 per month.</p> <p>This bill threatens the ability for me to continue renting at this affordable level and even makes me question owning rental properties.</p> <p>My intent with the rental property is to one day pay for my children's college education. There are plenty of other areas I can invest my money to make this happen - without providing affordable housing to our community.</p> <p>If I am forced to comply with many of the aspects in this bill it will no longer make sense for us to allow this low of rent - if we choose to continue using investment properties to save for our children's college education.</p> <p>I strongly urge you to oppose this bill and allow some of us to continue providing affordable housing to the community while giving our children the chance to succeed.</p> <p>Respectfully submitted,</p> <p>Rebekah Scarrow</p>
<p>Vanessa McLennan</p> <p>Against themselves</p>	<p>Dear Senate,</p> <p>I am a local Denver landlord with 6 properties in Denver County and these new bills are killing us! I am also in the real estate industry (mortgage lender) and I have ZERO clients looking at purchasing rental properties (this is very rare). Nobody wants to purchase rental properties with the amt of changes and nothing in favor of the landlord. You are making it too difficult and costly for us to continue. The risks now outweigh the benefits with the</p>

	<p>increase in taxation. I am considering selling my Denver rentals (which lowers the amt of properties available for single families).</p> <p>Having landlords pay 2-3 times in rent in order to change the lease? Outlandish. The lease is an agreement between the tenant and the landlord. Why is the landlord always punished?</p> <p>Landlords should be able to not renew their leases if the tenant is not a good tenant, or if they want to remodel the property OR move into it themselves. We shouldn't be tied to an endless lease because it works for the tenant. We are the property owners.</p> <p>Thanks for your attention to this and letting me state my opinion.</p> <p>Vanessa McLennan</p>
<p>Lindsey Jensen</p> <p>Against themselves</p>	<p>Hello Senators,</p> <p>Please vote no on this bill. I am a housing provider here in Colorado Springs and I believe that not only is this going to REALLY hurt landlords, but I believe in the end it will hurt renters.</p> <p>I am in this industry and though I am a smaller operation, I know MANY investors and mom and pop landlords. I help many of them too.</p> <p>This is going to hurt people in the following ways:1. MANY landlords are not going to be able to afford 3-6 months it will take to get renters out of their home that are either not paying or damaging the property. This is going to cause them to SELL their homes instead of rent them. People are becoming sick of the red tape in Colorado when it comes to rentals and you are going to lose the number of available units for families to move into! 2. Investors are not only going to sell but they will be less interested in helping homeowners that are in trouble with their current home situation. Many investors help people by buying homes that are overvalued or need a lot of work. If there is not room to make an immediate profit they wait and rent. If they no longer want to rent their homes here, they will no longer help people that are in trouble. This will cause foreclosures to increase and also cause the number of houses that are not being taken care of to increase. This will in turn drag down the value in neighborhoods across Colorado. 3. People should not lose the right to do what they want to with the house that they own! If they need to raise rent to cover costs, they should be able to do that. If they need to get someone out of their house quickly for non-payment of rent or for damaging a house, they need to be able to do that. There are already laws in place that protect tenants from</p>

	<p>unfair eviction. We need to make sure those are being enforced. THIS law will HURT the landlords to the point it will actually end up hurting tenants. 4. TENANTS ARE GOING TO BE HURT !!! If this bill passes, there will be stricter rules landlords will put in place before they even put someone IN one of their rentals. Rents will increase so there is enough cash in the bank to cover the expenses that this bill will cause and many landlords will sell, leaving even more of a lack of inventory for renters. I am begging you to vote no on this BILL. Please SAVE COLORADO!!</p> <p>Sincerely Lindsey Jensen</p>
<p>Trent Hill Against Davidson Property Management, Inc.</p>	<p>This bill is poorly written and is not even an eviction bill. It is stated under the premise of eviction, but it limits owners on their lease renewals. Property owners shall not be limited on their Constitutional Right to do with their own property what they wish to do, and this bill restricts those rights.</p> <p>A residential rental agreement or lease is a Term Contract that has an end date, thus it should be allowed to terminate as of that date. When the term ends and a renewal is not offered, it is not called an eviction as stated in this bill. If in fact the bill is addressing evictions, then it would not occur during the end of the term of the residential rental agreement.</p> <p>Also this bill conflicts with itself as if this bill passes as written our leases would have to change notably and the bill itself states that we have to provide a lease that is "substantially identical" to the current residential rental agreement.</p> <p>This bill needs to be voted down due it's conflicting statements and restrictions and the fact that it limits use of Real Property.</p>
<p>Dana Lowry Against themselves</p>	<ul style="list-style-type: none"> <li>• No one should be forced to sign a contract or extend a contract. In fact, that would mean a lease contract may extend in perpetuity.</li> <li>• Landlords do their best to avoid creating vacancies as turnover costs amount to one of the largest expense items over which they have some degree of control.</li> <li>• Electing to non-renew a lease rarely happens in practice. It is usually invoked when a resident is blatantly disrespectful of either the property or other residents.</li> </ul>

	<ul style="list-style-type: none"> <li>In the rare case a decision is made to non-renew, it is vastly preferable to processing an eviction. Neither the resident nor the landlord wants that outcome as it is expensive and time-consuming to the landlord and places a red flag on the resident’s credit. The end result of the eviction is that the resident is afforded the right to renew but, after being evicted, will find it extremely difficult to be approved elsewhere. The end result of a non-renewal thus affords a better outcome for both parties.</li> </ul>
<p>Danielle Rogers Against themselves</p>	<p>As a professional Property Manager, I plead with you not to pass HB23-1171. I am speaking on behalf of myself today, but I represent 230 landlords. Since the drafting of this bill, we have been evaluating the impact on our clients. I will bring to your attention only one due to time constraints. The home is owned by a single woman. The rental income does not pay for all of the expenses related to the home, so she is already financially behind on this investment. The tenant pays the rent very late every month, causing the mortgage payments to be late. The tenant brought in two dogs without permission and didn't properly care for them, so now the house has a terrible dog urine odor. The tenant has allowed the utilities to be shut off at least once and one time shut them off on purpose to save money. This caused damage to the plumbing that had to be repaired and paid for by the Homeowner. The tenant is difficult to work with and is causing damage to the home, but always manages to pay the rent at the last minute. The homeowner is counting down the days until the end of the 12-month lease term so that she can ask this person to leave and finally take back her home and the stability that having a good tenant gives her. She can manage and keep the investment if she has a good tenant. She cannot move back into the home at this stage in her life. This bill will force this woman to keep renting to someone that is damaging her home and that is callously causing her to suffer. This bill would make the Homeowner have to pay the tenant to leave to get her house back. This isn't fair to the Landlord. She is offering her home to someone and it is being abused and this law would prevent her from being able to take it back. Especially, because the actions of the tenant have prevented her from having the funds to pay the tenant to leave. This bill would lead to serious hardship for the Landlord and may result in foreclosure. It will not help the people of Colorado to force good landlords out of the market. Please take into consideration this scenario and the many others like it when casting your vote today. Thank you</p>
<p>Angela Green Against themselves</p>	<p>Housing Committee members, my name is Angela Green, I’m a former renter and small landlady in Boulder county. This is an edited version of an email I sent to committee a few days ago. Please read😊  It’s nice that you want to help tenants. However, I oppose,</p>

	<p>HB 1171 because it attempts to abolish Non-renewal of a lease while it allows “Just Cause” eviction for Substantial violation. Use of illegal drugs on rental property is a substantial violation. Unfortunately, the burden of proof is on the landlord. Proof requires a police report, witnesses and testing. Reporting illegal drug use is dangerous especially when the witness is required to testify in court. I want nothing to do with criminals. Non-renewal of a lease is the safest way to terminate toxic and potentially dangerous tenancies.</p> <p>HB 1171 destroys safe termination of a lease by eroding my right to non-renewal. The government should protect landlords from criminals. Owning rental property is already risky.</p> <p>HB23-1171 will create less housing. People won’t invest in a business that the government is attacking by essentially removing our rights to safely control possession of our property.</p> <p>Requiring landlords to use a new lease that is “substantially identical” to the existing lease is highly problematic; and, analogous to forcing someone to work the same job, all day long, forever, w/o receiving a raise.</p> <p>Forcing landlords to pay their tenants so a landlord may take appropriate possession of her property seems like a form of extortion. And only allowing landlords to take possession of their property in a few situations that the government approves of seems like communism.</p> <p>Please help tenants w/o hurting landlords. Please build more appropriate housing. Stop trying to ruin my retirement security because some people have addiction and other problems that I didn’t create.</p> <p>Communist control of rental property will also ruin your opportunities to be landlords.</p> <p>Thank You for listening to me.</p> <p>I’m signed up to testify remotely and sending this because I have another obligation. I don't know if I'll be called to testify.</p>
<p>Christina Hoffman</p> <p>Against themselves</p>	<p>Good morning,</p> <p>My husband and I own a small business. Our plans for retirement were to own several homes to rent and fund that retirement. As business owners, this appeared to be one of the few options to help supplement our income especially if Social Security’s benefits were not available or not adequate. Owning rentals allowed us to keep our investments which follow the inflation and have a monthly income again to fund our retirement. We have found that the climate against rental owners has become increasingly hostile. There are many laws in place to protect renters but owners have</p>

	<p>recently become targets. We do not have the resources to fight like the big corporations do, which means that the big corporations can continue in their holdings while the smaller owners end up getting pushed out. We have worked hard not to be a burden on the system and to maintain our investments. This bill is not a good answer for the community. Please vote no.</p> <p>Respectfully, Christi Hoffman</p>
<p>Greg Vogel Against themselves</p>	<p>Greetings:</p> <p>At the end of a lease contract, a property owner should be able to get their property back for any reason. This is simple contract rights - if two consenting parties enter into a contract, they do it only if there is mutual benefit. Once the terms of the contract end, that is it. Similar to how government workers are in employment contracts - when their terms finish, they will be done, and not expected to stay in their positions endlessly.</p> <p>While all of these housing laws the legislature is passing may seem good on the surface, in reality, they are pushing good landlords out of Colorado and into other housing friendly States. I personally know of several hundred properties that are being sold because of this. Many of these single family and 2-4 units properties will not be bought up by landlords because with today's rates, the numbers don't make sense. So many of these units will be bought by homeowners, thus lowering the rental pool in Colorado. Basic economics warrants that with lower supply, prices will go up and landlords will have even more power.</p> <p>Furthermore, the law will also discourage small landlords from investing in new rental properties, as the risks associated with owning rental properties would increase while the rewards would decrease. This will also lead to a decrease in the availability of rental properties, making it harder for tenants to find affordable housing.</p> <p>Finally, I also want to highlight that there are already laws in place to protect tenants from unfair eviction practices, such as laws against discrimination and retaliation. These laws should be enforced rather than implementing a new law that would unfairly punish small landlords.</p>

	<p>Instead of perpetuating victimhood for tenants, why not instead put our efforts into educating them about their rights, how to use the existing laws that protect them, and how to use the court system to uphold their rights. That would EMPOWER them instead of keeping them stuck in the cycles of victimhood.</p> <p>Thank you.</p>
<p>Michael Neil For Colorado Cross-Disability Coalition</p>	<p>Chair Jaquez Lewis, Vice-chair Exum, esteemed members of the Senate Local Government and Housing, thank you for the opportunity to share my testimony with you. Thank you Senators Gonzales and Hinrichsen for bringing this bill.</p> <p>My name is Michael Neil I represent myself as well as Colorado Cross-Disability Coalition today in full support of HB23 1171. CCDC, as an organization largely composed of and supportive of tenants, sees this bill as a matter of a basic human right to housing and as a measure to prevent discrimination and undue tenant burdens when they have done little to no wrong.</p> <p>As for myself, I am a resident of the University neighborhood of south-central Denver, a homeowner, and the owner of a small rental carriage house a block-and-a-half away from my home. The recipient of a medical malpractice settlement at the end of high school, I have been financially fortunate compared to most people with disabilities whom I know. I was able to invest the settlement and diversify it to include the one unit I rent. As a small landlord of one unit, I have never needed to go through an eviction process, though I came close once after a friend rented my carriage house rental for over six months without payment.</p> <p>For awhile...I was okay with that. She was a friend and she needed to get on her feet, get services, and look for better employment. When she consistently failed to do so, I began consistent communication with expected payment needed and, eventually, an eviction notice process, but she moved out before we went further. I'm grateful for the outcome, but note that this would have been a just cause eviction.</p> <p>I expect that corporate landlords oppose this bill because they achieve significant wealth with rentals as the only income they have and often do not communicate properly with tenants unlike those landlords who live mere blocks away. I believe, instead, that rentals and landlords need a diversified income and set of experiences that can only come from living locally in the community. Lastly, as a person with a disability, I applaud the</p>

	<p>provision providing relocation assistance to the tenant in the amount of 2 months' rent plus the amount of one additional month of rent if the tenant has a disability.</p> <p>The only thing harder than finding rentals in Colorado today is finding accessible ones. This is not a task that can be reliably completed in a week, ten days, or even two weeks. I, therefore, ask for your aye vote on HB 23-1171.</p>
<p>James Lagan Against themselves</p>	<p>Please oppose HB23-1171. This bill is incredibly overreaching and will only exacerbate the housing issue and rent prices. This bill tramples on property owners' legal rights in so many ways. As I am sure you are aware, there is a "bundle of rights" that describes the set of legal rights associated with the ownership of property. Those rights are the right of possession, the right of control, the right of exclusion, the right of enjoyment and the right of disposition. This bill infringes upon almost all of them and goes on to then penalize the real estate possessor for exercising their legal rights.</p> <p>If a business reserves the right to refuse service to anybody, provided it is not under discriminatory bias, then why can't the owner of real estate do the same? Owning an investment property IS owning a business.</p> <p>Furthermore, with the way this Bill is written, particularly with the penalization of the landlord and requirement to pay moving costs, rental rates will skyrocket to offset the potential financial damage that may be incurred resulting from the verbiage in this bill. Additionally, investors will continue to move their real estate holdings out of the state, as they have already started to do in response to other overreaching legislation, creating less inventory of homes available for rent, and driving prices up further. This bill harms the very people it is attempting to help.</p> <p>Please oppose this Bill.</p>
<p>David Mitchell Against themselves</p>	<p>I'm a landlord myself and have been a property manager for 14 years now. From my experience, I believe this blurs the line of eviction and non-renewal. In doing so, penalizes the home owners. In the 14 years in this business, every owner that I have helped does not want to evict a tenant. There is always an attempt to help work through challenges the tenants are experiencing.</p> <p>I can confidently say that I have not once heard of or been near a wrongful eviction. If wrongful eviction is the concern, it would seem to me that this</p>

	<p>would be dealt with by a judge or magistrate and this bill's concerns should be directed there.</p> <p>In the 14 years in this business, I have however, seen abuse of the laws on the tenant's side and it has only gotten worse since COVID. Again, at the expense of the home owner.</p> <p>Taking away property rights seems to be a very dangerous business and I fear that the intentions with this bill to assist renters will only backfire and make things harder for them. All the while further damaging the trust that home owners have in our governmental leaders.</p>
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HB23-1171-OpposeLaura Freese to: committees.lcs.ga@coleg.gov 05/04/2023 07:51 AM

Hello,

We Manage a small boutique management company here in the Denver metro area and we manage single-family homes small apartment buildings to Plexes, etc. This bill will affect grandmothers, families, and small business owners, and a multitude of Ways

Many of our investors are mom and pops that lived in one house and bought another car accidental landlords. If these bills keep being presented and passing, the housing crisis is going to become much worse in the Denver metro area, Small, landlords and property managers appreciate their tenants, are kind to them, do not give a Notice to vacate to anyone for no reason...

We just had a tenant that was brandishing a gun, but not causing any damage or bodily harm but threatening- the police were too busy to respond. We are not being policed well due to lack of police staff.. it's scary. We had to give them a notice to vacate because this was scary and dangerous for the elderly residents that live in the adjacent units. They did not live quietly- but did just move.

.Thank goodness we removed them and the cigarette butts and trash left with them. We cannot rent the available units there to good tenants.

## **I oppose this bill for many reasons:**

The proposed law could have unintended consequences, such as encouraging small landlords to sell their rental properties or convert them to other uses, which could further exacerbate the affordable housing crisis

Small landlords are not wealthy corporations, but rather individuals who rely on rental income to support themselves and their families. The proposed law would make it much harder for them to operate their rental properties and make a living.

The law would force small landlords to rent their properties in perpetuity at similar unadjustable terms and at similar prices. This would strip small landlords of their property rights and prevent them from being able to make any changes to their rental properties as they see fit.

The law would require small landlords to pay tenants 2-3 times the rent in order to change the terms of the lease. This would put an unfair financial burden on small landlords, who may not have the financial resources to pay such steep penalties.

The law could discourage small landlords from making necessary changes to rental agreements, such as increasing rent to keep up with rising property taxes or maintenance costs. This could lead to a decrease in the quality of rental units as landlords would have no incentive to invest in property improvements or upkeep.

There are already laws in place to protect tenants from unfair eviction practices, such as laws against discrimination and retaliation. These laws should be enforced rather than implementing a new law that would unfairly punish small landlords.

The law could also lead to a decrease in the availability of rental properties, as small landlords may be forced out of the market or discouraged from investing in new properties, which could make it harder for tenants to find affordable housing.

There are alternative solutions that could address the concerns of tenants without unfairly punishing small landlords, such as providing financial incentives for landlords to make necessary repairs or improvements to rental properties.

Thank you for your consideration as a business owner in Colorado tax payer and native ..

Kind Regards,

Laura Freese

Kind Regards,

Laura Freese

Property Management Specialist



HB23-1171-Oppose. Please help. Anthony Irizarry to: committees.lcs.ga@coleg.gov  
05/04/2023 07:51 AM

To Whom It May concern,

Please help!

I own and Manage a small management company here in the Denver metro area since 1984. I manage single-family homes small apartment buildings to Plexes, etc. This bill will affect grandmothers, families, and small business owners, and a multitude of Ways

Many of our investors are mom and pops that lived in one house and bought another car accidental landlords. If these bills keep being presented and passing, the housing crisis is going to become much worse in the Denver metro area, Small, landlords and property managers appreciate their tenants, are kind to them, do not give a Notice to vacate to anyone for no reason...

We just had a tenant that was brandishing a gun, but not causing any damage or bodily harm but threatening- the police were too busy to respond. We are not being policed well due to lack of police staff.. it's scary. We had to give them a notice to vacate because this was scary and dangerous for the elderly residents that live in

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Small landlords are not wealthy corporations, but rather individuals who rely on rental income to support themselves and their families. The proposed law would make it much harder for them to operate their rental properties and make a living.

The law would force small landlords to rent their properties and increase rents, terms and at similar expenses. This would strip small landlords of their property rights and prevent them from being able to make any improvements to rental properties as they see fit.

The law would require small landlords to pay tenants 2-3 times the rent to change the terms of the lease. This would put an unfair financial burden on small landlords, who

may not have the financial resources to pay such steep penalties.

The law could discourage small landlords from making necessary changes to rental agreements, such as increasing rent to keep up with rising property taxes or maintenance costs. This could lead to a decrease in the quality of rental units as landlords would have no incentive to invest in property improvements or upkeep.

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The law could also lead to a decrease in the availability of rental properties, as small landlords may be forced out of the market or discouraged from investing in new properties, which could make it harder for tenants to find affordable housing.

**There are alternative solutions that could address the concerns of tenants without unfairly punishing small landlords, such as providing financial incentives for landlords to make necessary repairs or improvements to rental properties.**

Thank you for your consideration as a business owner,  
native and Colorado taxpayer.

Sincerely,  
Anthony Irizarry RMP  
Realtor  
Associated Brokers Realty, Inc.  
[www.rentabr.com](http://www.rentabr.com)  
DIRECT CELL: [303-217-1544](tel:303-217-1544)  
OFFICE: 303-237-7676/303-237-8855



## **REPEAL PROHIBITION OF LOCAL RESIDENTIAL RENT CONTROL**

### **The CLLC is strategizing an Opposition Campaign for HB23-1171**

- Small landlords are not wealthy corporations, but rather individuals who rely on rental income to support themselves and their families. The proposed law would make it much harder for them to operate their rental properties and make a living.
- The law would force small landlords to rent their properties in perpetuity at similar unadjustable terms and at similar prices. This would strip small landlords of their property rights and prevent them from being able to make any changes to their rental properties as they see fit.
- The law would require small landlords to pay tenants 2-3 times the rent in order to change the terms of the lease. This would put an unfair financial burden on small landlords, who may not have the financial resources to pay such steep penalties.
- The law could discourage small landlords from making necessary changes to rental agreements, such as increasing rent to keep up with rising property taxes or maintenance costs. This could lead to a decrease in the quality of rental units as landlords would have no incentive to invest in property improvements or upkeep.
- The law could also discourage small landlords from investing in new rental properties, as the risks associated with owning rental properties would increase while the rewards would decrease.
- There are already laws in place to protect tenants from unfair eviction practices, such as laws against discrimination and retaliation. These laws should be enforced rather than implementing a new law that would unfairly punish small landlords.
- The proposed law could have unintended consequences, such as encouraging small landlords to sell their rental properties or convert them to other uses, which could further exacerbate the affordable housing crisis.
- The law could also lead to a decrease in the availability of rental properties, as small landlords may be forced out of the market or discouraged from investing in new properties, which could make it harder for tenants to find affordable housing.

- There are alternative solutions that could address the concerns of tenants without unfairly punishing small landlords, such as providing financial incentives for landlords to make necessary repairs or improvements to rental properties.

May 3, 2023

Dear Council Members,

I'm writing to you in regards to the Repeal Prohibition of Local Residential Rent Control, HB23-1171.

I am a constituent, and small Denver landlord who is in opposition of HB23-1171.

If passed, this law would force small landlords to rent their properties in perpetuity at similar un-adjustable terms and at similar prices.

Tenants renewing leases at my property from 2022-2023, have seen a 3% increase in rent charges, regardless of the fact that my bills for property insurance, Xcel, waste disposal, property taxes, and more have seen enormous jumps in just one year.

I pride myself on providing a clean, safe and fair environment for my tenants as I was once in their position, renting on Capitol Hill as a young professional.

In fact, many of my tenants choose to renew their leases and stay for years.

What does this tell me? That they appreciate my efforts in maintaining the property to high standards, and that the rental rate and terms of the lease are fair.

Small landlords are not wealthy corporations, but rather individuals who work hard and have taken on the inherent stress and risk of providing housing options to the local population. Therefore, they need to be able to manage the terms of leases and expenses without unnecessary restrictions like any other business. This is how any business functions and to punish small landlords rather than enforce laws already in place to protect tenants from unfair eviction practices does not make sense.

If this law passes, it will be so much more challenging to find the funds to make useful and aesthetic upgrades to the property as I simply will not have the money. It may prove to be such an unfair burden that the risks associated with owning rental properties may outweigh the rewards, and many owners will choose to sell or convert the property to other uses, thereby exacerbating the affordable housing crisis.

Additionally, I'd like to say that by forcing small landlords out of the Denver market, tenants will be forced to rent in huge developments, where the prices are even more steep and the terms less flexible.

There are alternative solutions that could address the concerns of tenants without unfairly punishing small landlords, such as enforcing laws already in place and providing financial incentives for landlords to make improvements to rental properties.

Please vote against the Repeal Prohibition of Local Residential Rent Control, HB23-1171. Thank you for your consideration.

Sincerely,  
Corinna Santini, LKR Properties, LLC



Fw: POSTPONED TO TOMORROW Just Cause Eviction - Opposition Testimony for HB23-1171E Y to: committees.lcs.ga@coleg.gov 05/04/2023 07:51 AM

No new law needed. Existing law is plenty. More new law, there will be less and less affordable housing. I may get rid of my little ones and retire.

Regards,  
Edward Yue  
Small mom n pop

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**From:** Colorado Landlord Legislative Coalition <ColoradoLandlordLegislativeCoalition@mailman.bloomerang-mail.com>

**Sent:** Wednesday, May 3, 2023 7:09 PM

**To:** Edward Yue <eyue3@hotmail.com>

**Subject:** POSTPONED TO TOMORROW Just Cause Eviction - Opposition Testimony for HB23-1171

## MEMBERSHIP CALL TO ACTION TODAY

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### UPDATE ON CURRENT MEETING Please do the following...

We have just been updated that they have cancelled the hearing for today. Thank you to all that waited to testify this afternoon and showed up for our Call to Action! With the push back against this bill the hearing was postponed to tomorrow. This is a good thing! It will give us more time to prepare for tomorrows hearing.

The CLLC will let you know when this hearing is scheduled again, please stay diligent and wait for our oppurtunity to testify in opposition. We will need all the testimony we can get, if you have owners or other individuals you can encourage to participate in the fight, please do so! Share this email and links with them so they can jump in!

**WRITTEN TESTIMONY;** You may also submit a written testimony in opposition of this bill by using the Sign Up for Testimony link below. Your voice in verbal testimony will be more effective if you can.

**SENATOR CONTACT;** Senator Nick Hinrichsen was added to the committee today, in place of Dylan Roberts. Senator Hinrichsen is the representative for Pueblo County, District 3 and is a sponsor of this bill. It is important that as many people reach out to him between now and the hearing to express our opposition.

Senator Hinrichsen; nick.hinrichsen.senate@coleg.gov / 303.866.4878  
Senator Gonzales; julie.gonzales.senate@coleg.gov / 303.866.4862

**KEEP IT UP! WE ARE MAKING A DIFFERENCE!**

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**JUST CAUSE REQUIREMENT EVICTION OF RESIDENTIAL TENANT**

The CLLC is strategizing an Opposition Campaign for HB23-1171, concerning requiring just cause for the eviction of a tenant from a residential premises.

Colorado Landlord Legislative Coalition Members:

**[There is an urgent need for testimony TODAY](#)**

**Representative Dylan Roberts was hoped to be our swing vote and he has now been removed from the committee.** The hearing is scheduled to start at 1:30 p.m and they will be closing the link soon. The actual testimony is 1-2 minutes.

**PLEASE make this a priority.**

We need a big presence and huge outcry against this bill to stand a chance to kill it! Your voice today counts!

**Click Here to Sign up for Testimony**

**Click Here to Read Full Bill**

**Click Here to Hear Testimony**

Talking Points, please modify to include your personal touch and personal stories.

- Small landlords are not wealthy corporations, but rather individuals who rely on rental income to support themselves and their families. The proposed law would make it much harder for them to operate their rental properties and make a living.
- The law would force small landlords to rent their properties in perpetuity at similar unadjustable terms and at similar prices. This would strip small landlords of their property rights and prevent them from being able to make any changes to their rental properties as they see fit.

- The law would require small landlords to pay tenants 2-3 times the rent in order to change the terms of the lease. This would put an unfair financial burden on small landlords, who may not have the financial resources to pay such steep penalties.
- The law could discourage small landlords from making necessary changes to rental agreements, such as increasing rent to keep up with rising property taxes or maintenance costs. This could lead to a decrease in the quality of rental units as landlords would have no incentive to invest in property improvements or upkeep.
- The law could also discourage small landlords from investing in new rental properties, as the risks associated with owning rental properties would increase while the rewards would decrease.
- There are already laws in place to protect tenants from unfair eviction practices, such as laws against discrimination and retaliation. These laws should be enforced rather than implementing a new law that would unfairly punish small landlords.
- The proposed law could have unintended consequences, such as encouraging small landlords to sell their rental properties or convert them to other uses, which could further exacerbate the affordable housing crisis.
- The law could also lead to a decrease in the availability of rental properties, as small landlords may be forced out of the market or discouraged from investing in new properties, which could make it harder for tenants to find affordable housing.
- There are alternative solutions that could address the concerns of tenants without unfairly punishing small landlords, such as providing financial incentives for landlords to make necessary repairs or improvements to rental properties.

**Help the CLLC support Housing Providers by becoming a Member today!**

[Colorado Landlord Legislative Coalition](#)

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#### **Our Contact Information**

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**HB23-1171**

**Jonne Kraning** to: committees.lcs.ga

Cc: "Jim Shonts"

05/03/2023 01:37 PM

Hello committee-

I am a small landlord of one property. I am 71 years old and depend on this income to supplement my retirement income. I live on a State of Colorado pension and social security. My one rental home helps me pay my bills and not deplete my retirement funds. I plan to have a long life and this income is critical to help me do this. PLEASE don't make it impossible for me to make additional income to supplement my retirement.

Jonne Kraning

Sent from my iPhone

Members of the committee, my name is Jonathan Pira, and I'm a West Denver resident submitting testimony in favor of this Just Cause bill.

We know that unstable housing, and evictions in particular, can generate negative health outcomes, worse educational outcomes for children, higher poverty rates, exacerbation of historic racial inequities, and increased homelessness.

A review of the available evidence suggests that just cause eviction policies are an inexpensive, attainable, and effective anti-displacement solution.

Case studies from around the world demonstrate that these tenant protections do not disincentivize the development and maintenance of new housing, in contrast to what you might hear in testimony from those opposed. Cities like Jersey City, NJ have maintained high levels of housing production with just cause policies in place, while simultaneously holding one of the lowest eviction rates in the country. In fact, Jersey City produced more housing permits with Just Cause in place from 2010-2018 than did Pueblo, Jefferson, Mesa, Boulder, and Arapahoe counties in the same period.

I strongly urge you to pass this bill out of committee, and see it passed on the floor, before the end of the session!

Best,

Jonathan Pira



May 3, 2023

**RE: HB23-1171 Just Cause Eviction - SUPPORT**

Dear Members of the House Transportation, Housing & Local Government Committee:

My name is Kate van Houten, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of HB23-1171, on behalf of the League's Legislative Action Committee.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 103 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in several regions around the state.

The LWVCO supports policies to provide a decent home and a suitable living environment for every person. Justice, Equity, Diversity, and Inclusion (JEDI) are served when local communities and their governmental authorities can adopt regulations that benefit their communities.

Rent prices have soared in Colorado and many Coloradans are severely burdened by their housing rental costs. There are over 700,000 renter households in Colorado, which represents 35% of all households in Colorado. According to the sponsors of this bill, "housing costs have increased statewide by approximately 92% since 2001."

HB23-1171 provides equitable remedies for landlords who need or want to evict a tenant or tenants due to non-compliance with certain provisions of their rental agreements, while also providing guardrails for tenants in cases of no-fault or unjust cause evictions. Likewise, tenants are provided with mechanisms for giving notice to quit that is fair for landlords. This measure was created out of a need to end predatory leasing/renting practices being utilized to get tenants out of their rented homes just so rents can be increased or who are overcharging for "special" services, and other onerous practices that abuse renters. Landlords are given ways to use no-fault evictions if substantial renovations are necessary or if landlord or a family member intends to occupy the rental unit.

We urge the committee members to vote **YES** on **HB23-1171**. Thank you for your consideration of this important bill.

Respectfully,  
Kate van Houten, Volunteer Lobbyist  
League of Women Voters of Colorado  
1410 Grant Street, Suite B-204  
Denver, CO 80203  
303-863-0437

It is very difficult to understand the goal of HB23-1171, especially when Colorado has at least 5 laws in place to prevent unfair eviction, AND multiple programs to support tenants in legal cases related to conviction. **What purpose does HB23-1171 serve which is additive? Is that purpose worth the risk of decreasing housing for lower income tenants?**

As a CO landlord, I appreciate the recent requirement that I should be licensed – even though this is an additional expense. However, HB23-1171 is an interference with my property rights and I would have no interest in continuing as a landlord in Colorado. According to Zillow, my current rental rate is well below what a mortgage payment would be on this property, so if I sell out, I'd be selling out to higher income people; how does this help Colorado's goals of increasing housing for low income?

The negative effects of this bill goes beyond landlords and tenants; neighborhoods should be concerned because this bill doesn't apply to short-term rentals --- HB23-1171 practically directs landlords to either sell out or convert rentals to a Vacation-Rental-by-Owner.

Thank you for the opportunity to comment.

Angela McCoy

Thank you,

My name is Kate Kelly and I am representing New Era Colorado as a Regional Lead Organizer. As part of an organization that represents the young people of Colorado, as a renter, and also as a young person myself I am here to strongly urge a Yes vote on HB 1171. Establishing clear guidelines for just cause and no fault evictions is a step in the right direction towards protecting the right to stable, secure housing for young people.

As it currently stands, the laws (or lack thereof) surrounding evictions are stacked against tenants and renters. Living at the mercy of landlords strips individuals of their right to advocate for themselves and their needs, prevents young people from reaching financial stability, and keeps a generation away from building an affordable future.

Young people across this state believe tenants should be able to advocate for their needs and improvements where they live without fear of retaliation. The looming threat of an eviction is no joke. An eviction has long lasting effects that stains a person's record and make it extremely difficult to find another place to live. This can then be the catalyst for a greater spiral of hardship, with the risk of losing your job, your financial security, and the future you planned.

It is already difficult for young people to find landlords willing to rent to someone under the age of 24. A prior eviction, and the resulting credit damage, will only exacerbate a young person's difficulty in finding units available for rent.

We have seen the topic of renters and tenant protections come up time and time again both in the legislature and on the ballot. Listen to your constituents. Stop protecting predatory landlords and work to ensure all people have access to stable housing by establishing clear guidelines for when folks are experiencing eviction notices. On the behalf of New Era Colorado, I urge you to vote yes on HB 1171. Thank you for your time.

Please vote AGAINST HB23-1171

As a Landlord in Colorado Springs for the past 20 years. We have seen many ups and downs in the market, in the economy, and in our City. We are not wealthy corporations, but rather individuals who rely on rental income to support the mortgage debt, pay for the upkeep of the rental homes as well as support ourselves and our families. The proposed law would not encourage us to continue being landlords.

Stripping our community of local landlords would certainly cause more of a housing shortage and worsen the problem. As a Landlord we have always given fair prices because that is what the market demands. We do not need a governmental rent control to dictate our business. Every forum we are on of Landlords say if the rules become too strict they will sell and no longer have rental properties.

Every home we are selling right now is to a homeowner, not a Landlord. By passing rent control you will certainly have more landlords sell and make the problem worse by reducing the number of rental properties.

The law would require small landlords to pay tenants 2-3 times the rent in order to change the terms of the lease. This would put an unfair financial burden on small landlords, who may not have the financial resources to pay such steep penalties. Over the last few years, we have been forced to make changes to our leases due to legislative changes forced upon us, and now you want us to pay for changes? Tenant and Landlords have a business relationship. The lease is how to clearly communicate. By punishing Landlords to make changes is like telling landlords not to communicate with Tenants.

The law could discourage small landlords from making necessary changes to rental agreements, such as increasing rent to keep up with rising property taxes or maintenance costs. Did you know that the price of a furnace has increased by 47% in the last 2 years? How is it that the landlord has expectations to have a property in good working order but can't charge to support the upkeep. This is how all businesses run. By passing rent control laws would lead to a decrease in the quality of rental units as landlords would have no funds to work with and no incentive to invest in property improvements or upkeep.

The law could also discourage small landlords from investing in new rental properties, as the risks associated with owning rental properties would increase while the rewards would decrease. We have already sold 2 properties this year to homeowners because we are leery of all these financial burdens being put on small Landlords.

There are already laws in place to protect tenants from unfair eviction practices, such as laws against discrimination and retaliation. These laws should be enforced rather than implementing a new law that would unfairly punish small landlords.

The proposed law could have unintended consequences, such as encouraging small landlords to sell their rental properties or convert them to other uses, which could further exacerbate the affordable housing crisis.

The law could also lead to a decrease in the availability of rental properties, as small landlords may be forced out of the market or discouraged from investing in new properties, which could make it harder for tenants to find affordable housing.

There are alternative solutions that could address the concerns of tenants without unfairly punishing small landlords, such as providing financial incentives for landlords to make necessary repairs or improvements to rental properties. Plus developers should be offered some type of tax incentive for development of affordable housing in all markets. As defined by each markets need for housing The typical below average income in the area that a family could afford. So Colorado Springs criteria would differ from Denver or say Pueblo. The incentives need to be for home that are typical for below average incomes so that these folks can benefit and have housing.

Please vote against Campaign for HB23-1171

Thank you

May 2nd, 2023

Honorable Senate Members,

Thank you for taking the time to listen to the constituents from across this great state. We hope to briefly and concisely explain our concerns over HB23-1171. It is our concern that in the effort to protect “residential tenants rights”, Landlord rights are being ignored or forgotten. As a landlord we fully respect the rights of each of our tenants. But, this respect must be a reciprocal effort by both parties. And we can wholeheartedly say we respect the rights of our tenants and they our rights. This relationship hasn’t needed governmental intervention. Because we have open discussions regarding each others expectations and needs. It’s simple.

Our concern is HB23-1171 will encumber the small family business with legislation and red tape. Ultimately driving up the cost of doing business. Our rental property is our retirement as it is with many folks. We are not a corporation or a holding company with hundreds of properties managed by multiple property managers. Our way of doing business is fair and honest. Restricting our current rights with additional legislation will drive up the cost business in the end hurting those whom the bill hopes to protect.

Should the encumbrance of legislation become the norm, should property owners continue to lose their rights. All residential lessees will be driven into the waiting arms of the corporate property owners. At which point Lessees will lose their negotiating power. As their options will be to lease from corporation “A” or corporation “B”. Subsequently creating a monopolized marketplace. A fate Lessee’s don’t deserve. And a fate our small family business does not deserve. We strongly believe this bill will be the beginning of the end for the small rental property owner.

It should be know small property owners do take pride in knowing a Lessee has chosen their property as a home for his or her family. We take pride in the fact we are offering a service, helping someone find a home. Be it temporary or otherwise.

In closing, we respectfully request HB23-1171 does not move forward to the Governor's desk for signing. Passing of this bill is a fate all concerned parties do not deserve.

We thank you once again for listening to our concerns.

Sincerely,

Richard and Debra Orrin

Pierce, Colorado

Written Testimony in Opposition of HB23-1171 May 4, 2023

BY: Les Shaver  
Shaver Real Estate  
789 Baxter Rd  
Pueblo, CO 81006  
719-544-2222  
[les@shaverrealestate.com](mailto:les@shaverrealestate.com)

I have been in real estate as a sales agent, broker, property manager and owner of rental property in Pueblo, CO for almost 50 years.

During that time, ALL of the owners I have represented have been individuals who have owned a very limited number of single family homes. Most only owning one or two properties. I have represented some of my owners for over 30 years and several of my tenants have rented properties from my office for over 20 years – some never having a change in their rent during that time.

HB23-1171 - will penalize owners and tenants and this bill should NOT BE adopted.

There are laws already in place that protect tenants from unfair eviction practices.

I encourage you to vote AGAINST this bill.

Thank you,



Les Shaver

## Members of the Committee:

- This proposed law may have unintended consequences, such as encouraging small landlords like me to sell my rental properties or convert them to other uses, which could further exacerbate the affordable housing crisis.
- The law could also lead to a decrease in the availability of rental properties, as small landlords may be forced out of the market or discouraged from investing in new properties, which could make it harder for tenants to find affordable housing.
- There are alternative solutions that could address the concerns of tenants without unfairly punishing small landlords, such as providing financial incentives for landlords to make necessary repairs or improvements to rental properties.
- This law would force small landlords like myself to rent my properties in perpetuity at similar unadjustable terms and at similar prices. This would strip me of my property rights and prevent me from being able to make any changes to rental properties as I see necessary.
- This law would require small landlords like me to pay tenants 2-3 times the rent in order to change the terms of the lease. This would put a huge unfair financial burden on small landlords like me, who do not have the financial resources to pay such steep penalties.
- The law could discourage small landlords like me from making necessary changes to rental agreements, such as increasing rent to keep up with rising property taxes, inflation, or maintenance costs. This will lead to a decrease in the quality of rental units for me as I would have no incentive to invest in property improvements or upkeep at a perpetual loss!
- This law will discourage small landlords like me from investing in new rental properties, as the risks associated with owning rental properties would increase while the rewards would decrease.
- There are already laws in place to protect tenants from unfair eviction practices, such as laws against discrimination and retaliation. These laws should be enforced rather than implementing a new law that would unfairly punish small landlords like myself.

Colorado Landlord:

924 Samuel Pt, Colorado Springs, Colorado

Sincerely,  
Étienne Paré