

**First Regular Session  
Seventy-fourth General Assembly  
STATE OF COLORADO**

**PREAMENDED**

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

LLS NO. 23-0223.01 Shelby Ross x4510

**HOUSE BILL 23-1186**

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**HOUSE SPONSORSHIP**

**Lindsay and Jodeh,**

**SENATE SPONSORSHIP**

**Exum and Jaquez Lewis,**

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**House Committees**

Judiciary  
Finance

**Senate Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING REMOTE PARTICIPATION IN A RESIDENTIAL EVICTION**  
102 **FILED IN COUNTY COURT.**

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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>.)*

For a residential eviction action filed in county court, the bill:

- Requires the court to allow either party or any witness to choose to appear in person or remotely at any return, conference, hearing, trial, or other court proceeding;
- Authorizes a pro se defendant to file an answer electronically by e-mail, or at the court's discretion, through

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

an e-filing system; and authorizes either party, if the party is pro se, to file a motion or other documents electronically by e-mail, or at the court's discretion, through an e-filing system;

- Prohibits the court from assessing an e-filing fee or service fee on a motion to waive filing fees, or from assessing an e-filing fee, service fee, or any other fee associated with the electronic filing or e-mailing of motions, answers, or documents for an indigent party; and
- Requires the court to comply with federal and state law or regulations, including supreme court directive or policy, regarding the provision of accommodation for people with a disability or for people with limited English proficiency.

If a party is appearing remotely and the party is disconnected, the bill requires the court to make all reasonable efforts to contact the party and allow reasonable time for the party to reestablish connection. If the party is unable to reestablish connection, the bill requires the court to reschedule the hearing for the first available in-person date after the date of the originally scheduled hearing, but no later than one week after the originally scheduled hearing, to the extent practicable. The bill prohibits the court from entering a default judgment if a party is unable to participate remotely due to a technological disconnection or failure.

The bill requires the complaint to include a designation of whether the plaintiff elects to participate in any hearing in person or remotely, and a box indicating if the eviction is for a residential or commercial tenancy.

The bill requires the summons to include a statement in bold-faced type notifying the defendant that either party has a right to appear in person or remotely, include a place for the defendant to indicate whether the defendant will appear in person or remotely, and provide information for how a pro se party can electronically submit documents related to the case.

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

2 **SECTION 1. Legislative declaration.** (1) The general assembly  
3 finds and declares that:

4 (a) Many renters face significant barriers to appearing in court for  
5 an eviction in person, including work, child care, transportation, and  
6 living with a disability. Attending court proceedings in person can require  
7 renters facing eviction to miss work, find and fund child care, and incur

1 transportation costs.

2 (b) Renters living in rural parts of Colorado may be particularly  
3 challenged in appearing in person for an eviction, as county courthouses  
4 may often be located dozens of miles away;

5 (c) When renters do not appear for an eviction court proceeding,  
6 a default judgment is automatically entered against them, and the renter  
7 is evicted without a hearing;

8 (d) Data shows that parties are more likely to participate in an  
9 eviction proceeding if there are options for remote participation. One  
10 study in Arizona found that when a county adopted processes for remote  
11 participation in eviction hearings, the percentage of renters who did not  
12 appear in court decreased from 40% to 13%.

13 (e) Ensuring that parties to an eviction proceeding can participate  
14 in the legal process is in the best interest of all parties and a responsible  
15 use of government resources. A survey of litigants, attorneys, and other  
16 court participants on remote participation in court proceedings found that  
17 92% of defendants cited reduced travel time, 76% cited taking less time  
18 off work, 72% reported reduced costs, and 55% reported increased safety  
19 as benefits of remote participation.

20 (f) Some Colorado courts have already adopted processes for  
21 remote participation in eviction hearings, which remove barriers to the  
22 parties' ability to appear in court. However, many courts throughout the  
23 state have yet to adopt such processes. This creates an inequitable and  
24 arbitrary procedural patchwork where access to the legal process depends  
25 on geography.

26 (g) Allowing parties to an eviction proceeding to choose how to  
27 appear at a hearing bolsters due process by increasing participation and

1 reducing barriers in access to courts.

2 (2) The general assembly encourages the Colorado supreme court  
3 to review the necessary forms associated with filing an eviction case for  
4 efficacy and clarity, and determine whether the forms would be suitable  
5 for plain language updates.

6 (3) Therefore, the general assembly intends:

7 (a) To create uniform access to court processes by establishing  
8 statewide standards for remote appearances in residential eviction  
9 proceedings;

10 (b) To expand participation in residential eviction proceedings in  
11 order to decrease the number of evictions by default judgment caused by  
12 a party's inability to appear in court; and

13 (c) For any interpretation regarding the implementation of this act  
14 to be weighted toward expanding access to the judicial process and easing  
15 barriers to participation in residential evictions.

16 **SECTION 2.** In Colorado Revised Statutes, **add** 13-40-113.5 as  
17 follows:

18 **13-40-113.5. Residential actions in county court - remote**  
19 **participation - electronic filing - procedures for technology failure -**  
20 **auxiliary services providers.** (1) FOR A RESIDENTIAL ACTION FILED IN  
21 COUNTY COURT PURSUANT TO THIS ARTICLE 40:

22 (a) THE COURT SHALL ALLOW EITHER PARTY AND ANY WITNESS TO  
23 CHOOSE TO APPEAR IN PERSON OR REMOTELY BY PHONE OR VIDEO ON A  
24 PLATFORM DESIGNATED BY THE COURT AT ANY RETURN, CONFERENCE,  
25 HEARING, TRIAL, OR OTHER COURT PROCEEDING. EITHER PARTY AND ANY  
26 WITNESS MAY ELECT TO CHANGE HOW THE PARTY OR WITNESS INTENDS TO  
27 PARTICIPATE BY CONTACTING THE COURT; EXCEPT THAT, IF A PARTY OR

1 WITNESS CONTACTS THE COURT WITHIN FORTY-EIGHT HOURS OF THE  
2 SCHEDULED APPEARANCE, THE COURT HAS DISCRETION WHETHER TO  
3 APPROVE THE PARTY OR WITNESS'S REQUESTED CHANGE IN PARTICIPATION.

4 (b) A PRO SE DEFENDANT MAY FILE AN ANSWER ELECTRONICALLY  
5 THROUGH AN E-FILING SYSTEM. IF EITHER PARTY IS PRO SE, THE PARTY  
6 MAY FILE A MOTION OR OTHER DOCUMENTS, INCLUDING, BUT NOT LIMITED  
7 TO, EVIDENCE, ADDITIONAL DOCUMENTATION, OR A MOTION TO WAIVE  
8 FILING FEES, ELECTRONICALLY THROUGH AN E-FILING SYSTEM.

9 (c) (I) THE COURT SHALL NOT ASSESS AN E-FILING OR SERVICE FEE  
10 ON A MOTION TO WAIVE FILING FEES. IF A MOTION TO WAIVE FILING FEES  
11 IS SUBMITTED, THE COURT MAY REQUEST ADDITIONAL DOCUMENTATION  
12 AND THE COURT SHALL GIVE THE PETITIONER AT LEAST TWENTY-FOUR  
13 HOURS TO PROVIDE THE REQUESTED DOCUMENTATION TO THE COURT.

14 (II) THE COURT SHALL NOT ASSESS AN E-FILING FEE, SERVICE FEE,  
15 OR ANY OTHER FEE ASSOCIATED WITH THE E-MAIL FILING OF MOTIONS,  
16 ANSWERS, OR DOCUMENTS FOR AN INDIGENT PARTY; AND

17 (d) THE COURT SHALL COMPLY WITH ANY FEDERAL OR STATE LAW  
18 OR REGULATION, INCLUDING ANY SUPREME COURT DIRECTIVE OR POLICY,  
19 REGARDING THE PROVISION OF ACCOMMODATIONS FOR PEOPLE WITH A  
20 DISABILITY OR FOR PEOPLE WITH LIMITED ENGLISH PROFICIENCY DURING  
21 ANY PROCEEDING, REGARDLESS OF WHETHER THE PROCEEDING IS  
22 CONDUCTED IN PERSON OR REMOTELY BY PHONE OR VIDEO ON A  
23 PLATFORM DESIGNATED BY THE COURT.

24 (2) IN THE EVENT A PARTY IS DISCONNECTED OR THERE IS A  
25 TECHNOLOGY FAILURE, THE COURT SHALL MAKE ALL REASONABLE  
26 EFFORTS TO CONTACT THE PARTY AND SHALL ALLOW REASONABLE TIME  
27 FOR THE PARTY TO REESTABLISH CONNECTION WITH THE COURT. IF THE

1 PARTY IS UNABLE TO REESTABLISH CONNECTION, THE COURT SHALL  
2 RESCHEDULE THE HEARING, TO BE HELD IN PERSON, FOR THE FIRST  
3 AVAILABLE DATE AFTER THE DATE OF THE ORIGINALLY SCHEDULED  
4 HEARING BUT NO LATER THAN ONE WEEK AFTER THE ORIGINALLY  
5 SCHEDULED HEARING, TO THE EXTENT PRACTICABLE. THE COURT SHALL  
6 NOT ENTER A DEFAULT JUDGMENT IF A PARTY IS UNABLE TO PARTICIPATE  
7 REMOTELY DUE TO A TECHNOLOGICAL DISCONNECTION OR FAILURE.

8 (3) A COURT SHALL NOT CONSTRUE THIS SECTION TO PROVIDE LESS  
9 THAN IS REQUIRED BY TITLE II OF THE FEDERAL "AMERICANS WITH  
10 DISABILITIES ACT OF 1990", 42 U.S.C. SEC. 12101 ET SEQ., AS AMENDED,  
11 AND ITS IMPLEMENTING REGULATIONS.

12 **SECTION 3.** In Colorado Revised Statutes, 13-40-110, **add** (3)  
13 as follows:

14 **13-40-110. Action - how commenced.** (3) THE COMPLAINT MUST  
15 INCLUDE:

16 (a) A DESIGNATION OF WHETHER THE PLAINTIFF ELECTS TO  
17 PARTICIPATE IN ANY HEARING IN PERSON OR REMOTELY BY PHONE OR  
18 VIDEO ON A PLATFORM DESIGNATED BY THE COURT. UPON FILING THE  
19 COMPLAINT, THE COURT SHALL PROVIDE THE PLAINTIFF WITH ANY  
20 NECESSARY INFORMATION TO FACILITATE THE PLAINTIFF'S PARTICIPATION;  
21 AND

22 (b) A BOX INDICATING IF THE EVICTION IS FOR A RESIDENTIAL OR  
23 COMMERCIAL TENANCY.

24 **SECTION 4.** In Colorado Revised Statutes, 13-40-111, **amend**  
25 (4) and (6) as follows:

26 **13-40-111. Issuance and return of summons.** (4) A summons  
27 issued pursuant to this section must contain a statement in bold-faced type

1 notifying the defendant that:

2 (a) Any records associated with the action are suppressed and not  
3 accessible to the public until an order is entered granting the plaintiff  
4 possession of the premises; ~~and~~

5 (b) If the plaintiff is granted possession of the premises, the court  
6 records may remain private if both parties agree to suppress the records;  
7 AND

8 (c) FOR A RESIDENTIAL ACTION FILED IN COUNTY COURT PURSUANT  
9 TO THIS ARTICLE 40, EITHER PARTY HAS A RIGHT TO APPEAR IN PERSON OR  
10 REMOTELY BY PHONE OR VIDEO ON A PLATFORM DESIGNATED BY THE  
11 COURT. IF A PARTY PARTICIPATES REMOTELY AND THE PARTY IS  
12 DISCONNECTED OR THERE IS A TECHNOLOGY FAILURE, THE COURT SHALL  
13 MAKE ALL REASONABLE EFFORTS TO CONTACT THE PARTY AND SHALL  
14 ALLOW REASONABLE TIME FOR THE PARTY TO REESTABLISH CONNECTION.  
15 IF THE PARTY IS UNABLE TO REESTABLISH CONNECTION, THE COURT SHALL  
16 RESCHEDULE THE HEARING IN PERSON ON THE FIRST AVAILABLE DATE  
17 AFTER THE DATE OF THE ORIGINALLY SCHEDULED HEARING BUT NO LATER  
18 THAN ONE WEEK AFTER THE ORIGINALLY SCHEDULED HEARING, TO THE  
19 EXTENT PRACTICABLE. THE COURT SHALL NOT ENTER A DEFAULT  
20 JUDGMENT IF A PARTY IS UNABLE TO PARTICIPATE REMOTELY DUE TO A  
21 TECHNOLOGICAL DISCONNECTION OR FAILURE.

22 (6) A summons issued pursuant to this section must also contain:

23 (a) A copy of a blank answer form required pursuant to section  
24 13-40-113. ~~and~~ THE FORM MUST INCLUDE A PLACE FOR THE DEFENDANT  
25 TO INDICATE WHETHER THE DEFENDANT WILL PARTICIPATE IN THE  
26 EVICTION HEARING IN PERSON OR REMOTELY BY PHONE OR VIDEO ON A  
27 PLATFORM DESIGNATED BY THE COURT.

1 (b) A form that allows either party to request all documents in the  
2 landlord's and tenant's possession relevant to the current action; AND

3 (c) INFORMATION ABOUT HOW A PRO SE PARTY CAN FILE  
4 DOCUMENTS RELATED TO THE CASE.

5 **SECTION 5.** In Colorado Revised Statutes, 13-40-113, **amend**  
6 (4)(a); and **add** (4)(c) as follows:

7 **13-40-113. Answer of defendant - additional and amended**  
8 **pleadings.** (4) After an answer is provided to the court pursuant to this  
9 section:

10 (a) The court shall set a date for trial no sooner than seven, but not  
11 more than ten, days after the answer is filed, unless the defendant requests  
12 a waiver of this requirement in the defendant's answer or after filing an  
13 answer; except that a court may extend beyond ten days if either party  
14 demonstrates good cause for an extension, ~~or~~ if the court otherwise finds  
15 justification for the extension, OR IF A PARTY PARTICIPATING REMOTELY  
16 PURSUANT TO SECTION 13-40-113.5 WAS DISCONNECTED AND UNABLE TO  
17 REESTABLISH CONNECTION. The requirement set forth in this subsection  
18 (4)(a) does not apply to a forcible entry and detainer petition that alleges  
19 a substantial violation, as defined in section 13-40-107.5 (3), or  
20 terminates a tenancy pursuant to section 38-12-203 (1)(f).

21 (c) THE COURT SHALL PROVIDE ANY PARTY WHO OPTED TO  
22 PARTICIPATE REMOTELY WITH NECESSARY INFORMATION TO FACILITATE  
23 SUCH PARTICIPATION. THE INFORMATION MUST INCLUDE A PHONE NUMBER  
24 ANDE-MAIL ADDRESS FOR THE COURT AND INSTRUCTIONS ON WHAT TO DO  
25 IN THE EVENT REMOTE PARTICIPATION IS DISRUPTED.

26 **SECTION 6. Act subject to petition - effective date.** This act  
27 takes effect January 1, 2024; except that, if a referendum petition is filed



1 pursuant to section 1 (3) of article V of the state constitution against this  
2 act or an item, section, or part of this act within the ninety-day period  
3 after final adjournment of the general assembly, then the act, item,  
4 section, or part will not take effect unless approved by the people at the  
5 general election to be held in November 2024 and, in such case, will take  
6 effect on the date of the official declaration of the vote thereon by the  
7 governor.