

Second Regular Session  
Seventy-fourth General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 24-1000.01 Clare Haffner x6137

HOUSE BILL 24-1318

---

HOUSE SPONSORSHIP

Ortiz,

SENATE SPONSORSHIP

(None),

---

House Committees

Transportation, Housing & Local Government

Senate Committees

---

A BILL FOR AN ACT

101 CONCERNING REASONABLE MODIFICATIONS TO RENTAL PREMISES FOR  
102 AN INDIVIDUAL WITH A DISABILITY.

---

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>.)*

Under current law, it is unlawful for a person to discriminate against a renter in the rental of a dwelling because the renter has a disability. Discrimination includes a refusal to permit reasonable modifications of existing premises occupied or to be occupied by an individual with a disability if the modifications are necessary to afford the individual with full enjoyment of the premises.

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.*

The bill removes the provision that allows a landlord to condition permission for a modification on the renter agreeing to restore the interior of the premises.

---

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

2 **SECTION 1.** In Colorado Revised Statutes, 24-34-502.2, **amend**  
3 (2)(a) as follows:

4 **24-34-502.2. Unfair or discriminatory housing practices**  
5 **against individuals with disabilities prohibited.** (2) For purposes of  
6 this section, "discrimination" includes both segregate and separate and  
7 includes, but is not limited to:

8 (a) A refusal to permit ~~at the expense of an individual with a~~  
9 ~~disability~~; reasonable modifications of existing premises occupied or to  
10 be occupied by ~~the~~ AN individual WITH A DISABILITY if the modifications  
11 are necessary to afford the individual with full enjoyment of the premises;  
12 ~~except that, in the case of a rental, the landlord may, where it is~~  
13 ~~reasonable to do so, condition permission for a modification on the renter~~  
14 ~~agreeing to restore the interior of the premises to the condition that~~  
15 ~~existed before the modification, reasonable wear and tear excepted;~~

16 **SECTION 2. Act subject to petition - effective date.** This act  
17 takes effect at 12:01 a.m. on the day following the expiration of the  
18 ninety-day period after final adjournment of the general assembly; except  
19 that, if a referendum petition is filed pursuant to section 1 (3) of article V  
20 of the state constitution against this act or an item, section, or part of this  
21 act within such period, then the act, item, section, or part will not take  
22 effect unless approved by the people at the general election to be held in

1 November 2024 and, in such case, will take effect on the date of the  
2 official declaration of the vote thereon by the governor.