

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

REENGROSSED

*This Version Includes All Amendments
Adopted in the House of Introduction*

LLS NO. 17-0914.01 Ed DeCecco x4216

HOUSE BILL 17-1312

HOUSE SPONSORSHIP

Exum and Benavidez,

SENATE SPONSORSHIP

Moreno and Martinez Humenik,

House Committees
Local Government

Senate Committees

A BILL FOR AN ACT

101 **CONCERNING DOCUMENTS THAT A RESIDENTIAL LANDLORD IS**
102 **REQUIRED TO PROVIDE A TENANT.**

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 requires a residential landlord to provide each tenant with a copy of a written rental agreement signed by the parties and to give a tenant a receipt for a payment made with cash or a money order. The landlord may provide the tenant with an electronic copy of the agreement or the receipt, unless the tenant requests a paper copy.

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.

HOUSE
3rd Reading Unamended
May 2, 2017

HOUSE
Amended 2nd Reading
April 28, 2017

1 THAT INDICATES THE AMOUNT THE TENANT PAID, THE RECIPIENT, AND THE
2 DATE OF PAYMENT. A LANDLORD MAY PROVIDE THE TENANT WITH AN
3 ELECTRONIC RECEIPT, UNLESS THE TENANT REQUESTS A PAPER RECEIPT.
4 FOR PURPOSES OF THIS SECTION, A RECEIPT MAY BE INCLUDED AS PART OF
5 A BILLING STATEMENT.

6 **SECTION 3. Act subject to petition - effective date.** This act
7 takes effect at 12:01 a.m. on the day following the expiration of the
8 ninety-day period after final adjournment of the general assembly (August
9 9, 2017, if adjournment sine die is on May 10, 2017); except that, if a
10 referendum petition is filed pursuant to section 1 (3) of article V of the
11 state constitution against this act or an item, section, or part of this act
12 within such period, then the act, item, section, or part will not take effect
13 unless approved by the people at the general election to be held in
14 November 2018 and, in such case, will take effect on the date of the
15 official declaration of the vote thereon by the governor.