



2023 Tenant Protection Legislation

Each of these bills is supported by Colorado Center on Law and Policy

Half of Colorado renters pay more than 30% of their income for rent. There are only 102 homes for every 100 Coloradans earning the area median income. For every [100 Coloradans whose income is below 30% of Area Median Income, there are only 26 affordable and available homes.](#)

[HB23-1095 Prohibited Provision in Rental Agreements](#) Representatives Steve Woodrow (D) and Mandy Lindsay (D) and Senators Nick Hinrichsen (D) and Faith Winter (D)

Prohibits leases from including: a fee for being evicted; a prohibition for class action suits; a penalty for failure to provide notice of nonrenewal of a lease except for actual losses; eviction for nonpayment of utilities alone if provider operates under a voucher or subsidy program; and others.

Status: Senate Local Government and Housing

Fiscal Note: No fiscal impact

Lead Organization: 9to5 Colorado

[HB23-1099 Portable Screening Report for Residential Leases](#) Representative Stephanie Vigil (D) and Mike Weissman (D) and Senators Rhonda Fields (D) and Tony Exum (D)

This bill would allow a prospective tenant to reuse a credit report for application to multiple units for 30 days, rather than having to pay for separate credit reports for every unit they apply for.

Status: Senate Local Government and Housing

Fiscal Note: No fiscal impact

Lead Organization: Colorado Poverty Law Project

[HB23-1115 Repeal Prohibition Local Residential Rent Control](#) Representative Xavier Mabrey (D) and Elizabeth Velasco (D) and Senator Robert Rodriguez (D)

Removes the state prohibition on local governments enacting rent control, subject to the following limitations: 1. The ordinance must be uniformly applied among all renters and all rental properties similarly situated; 2. Excludes new rentals for 15 years; 3. Excludes properties governed by HUD Fair Market Rents; 3. Any annual rent cap must allow increases of CPI plus 3% plus actual costs incurred for substantial renovations. .

Status: Senate Local Government and Housing

Fiscal Note: No fiscal impact

Lead Organizations ; 9to5 Colorado, Colorado Homes for All Community Economic Defense Project

[HB23-1120 Eviction Protections for Residential Tenants](#) Reps Junie Joseph (D) and David Ortiz (D) and Senators Rhonda Fields (D) and Faith Winter (D)

This bill requires landlords to mediate before eviction if client identifies as on SSI, SSDI, or TANF. Such tenant would get 30 days to move if evicted.

Status: Passed House Judiciary in House Appropriations.

Fiscal note: \$324,000/yr
Supporters: Disability Law, CCDC, Children's Campaign, Illuminate.

HB23-1171 Just Cause Requirement Eviction of Residential Tenant Reps Xavier Mabrey (D) and Serna Gonzales-Gutierrez (D) and Sen Julie Gonzales

Landlord would not be able to evict a tenant at the end of their lease period for no reason. Landlords could evict tenants for non-payment of rent, a substantial lease violation, refusing to sign a new lease, if tenant does not allow access to unit for landlord after notice; if demolition or conversion or substantial remodeling was planned, or if a family member was moving in.

Status: Passed House, in Senate
Fiscal Note: No appropriation needed
Lead Organization: UNE, Community Economic Defense Project, 9to5Colorado,

HB23-1186 Remote Participation in Residential Evictions Rep Mandy Lindsay (D) and Iman Jodeh (D) and Sens Tony Exum (D) and Sonya Jaquez Lewis (D)

The measure would allow both the tenant and the landlord to participate in eviction proceedings remotely, rather than in person.

Status: Passed Judicial Amended, House Finance, in House Appropriations
Fiscal note: \$478,313 in 2023-4; \$116,200/yr in outyears
Lead Org: Colorado Children's Campaign and Colo Poverty Law Project

HB23-1190 Affordable Housing Right of First Refusal Reps Andrew Boesenecker (D) and Emily Sirota (D) and Faith Winter (D)

This measure would allow local governments a right to match an offer on a for-sale multi-unit property to help preserve existing affordable units. Such properties must remain affordable to those under the AMI, with rents only able to increase by the CPI.

Status: Senate Local Government and Housing
Fiscal Note: No Appropriation Needed
Lead Organization: Colo Poverty Law Project

SB23-184 Protections for Residential Tenants Senator Faith Winter (D) and Representatives Meg Froelich (D) and Lorena Garcia (D)

The bill would prohibit any requirement that a prospective tenant to have income greater than 125% of monthly rent. It would prohibit a landlord from considering certain information relating to a prospective tenant's income or rental history, establish a maximum amount that a landlord can require as a security deposit, allowing tenants to pay security deposits in installments, and allowing a tenant to assert as an affirmative defense in an eviction proceeding that a landlord violated anti-discriminatory housing laws.

Status: Senate Local Government and Housing
Fiscal Note: TBD
Lead Organization: Colorado Coalition for the Homeless and Colo Poverty Law Project

HB23-XXXX – Eviction Data Representative Shannon Bird (D)

The courts would collect and share additional information about Colorado evictions. Additional demographic information and information about representation and outcomes could help focus resources and remedies to where the problems are.

Status: Not yet introduced
Fiscal Note: TBD
Lead Organizations: Enterprise, Colorado Children's Campaign

For more information or corrections, contact Chaer Robert, CCLP Legislative Director- crobert@cclponline.org