



2024 Legislative Summary: Landlord Tenant and Mobile Home Bills

Safe Housing for Residential Tenants:

[SB24-094](#), sponsored by Sen. Tony Exum, Sen. Julie Gonzales, Rep. Mandy Lindsay and Rep. Meg Froelich

- SB 94 overhauled standards and processes for a renter to obtain repairs to their unit that are essential for safe and healthy housing
- This bill made it easier for tenants to notify their landlords of habitability issues, established presumptive timeframes for a landlord to complete a repair, clarified legal remedies for when a landlord fails to make necessary repairs, and addressed the responsibility of landlords to fix cooling devices and elevators
- Effective on May 3, 2024, this law applies to actions that arise on or after that date

Defendant Filing Fees in Evictions:

[HB24-1099](#), sponsored by, Rep. Mandy Lindsay, Rep. Matt Soper, Sen. Janet Buckner, and Sen. Byron Pelton

- HB 1099 eliminated the “answer filing fee” that tenants previously had to pay to respond to an eviction
- It also eliminated mailing costs for tenants who cannot easily access the internet and who submit hard-copy responses to their eviction
- This legislation, effective on Nov. 1, 2024, will essentially make it free for tenants to participate in their eviction, which will boost participation rates, ease the burden on the courts to verify peoples’ financial circumstances, and expand resources for legal aid providers

Cause Required for Eviction of Residential Tenant:

[HB24-1098](#), sponsored by Rep. Javier Mabrey, Rep. Monica Duran, Sen. Julie Gonzales and Sen. Nick Hinrichsen

- HB 1098, effective April 19, 2024, prevents some landlords from non-renewing a tenant’s lease without a legitimate and legal reason
- Landlords can still evict tenants “for cause,” i.e. noncompliance with the lease or nonpayment of rent
- Reasons for lawful non-renewals include: demolition or conversion of property, substantial repairs, withdrawal from the rental market, 3+ late rent payments, refusal to sign reasonable new lease, and landlord or family member moving into the unit
- Many exceptions when this law does not apply– including tenancies shorter than 12 months, certain owner-occupied units, employer housing, and short-term rentals

Prohibit Residential Occupancy Limits:

[HB24-1007](#), sponsored by Rep. Manny Rutinel, Rep. Javier Mabrey Sen. Tony Exum and Sen. Julie Gonzales

- HB 1007, effective July 1, 2024, prohibits local governments from enacting or enforcing residential occupancy limits based on familial relationships
- Local governments may still limit residential occupancy based on health and safety standards, such as building code standards, fire code regulations, or state public health standards, or based on affordable housing program requirements

Price Gouging in Rent Declared Disaster:

[HB24-1259](#), sponsored by Rep. Kyle Brown, Rep. Mike Weissman and Sen. Lisa Cutter

- HB 1259 seeks to prevent price gouging of rent in areas affected by a disaster
- Protections only apply if there's a specific declaration that the disaster resulted in a material decrease of housing, and only in the declared disaster area
- Rent gouging defined as an increase that exceeds the greater of 10% or more than the average rent increase in the preceding year
- Effective June 5, 2024, and enforceable by the Attorney General, district attorney, or an aggrieved party

Modify Rental Premises Person with Disability:

[HB24-1318](#), sponsored by Rep. David Ortiz and Sen. Jessie Danielson

- HB 1318 is meant to allow a person with a disability to request and obtain a “reasonable modification” to rental housing without having to undo the modification at the end of the tenancy
- The reasonable modification does not *necessarily* have to be paid at the tenant’s expense
- Effective Aug. 7, 2024, it is unclear if this law is preempted by, or expands on, federal law

Stable Housing for Survivors of Abuse Program:

[HB24-1431](#), sponsored by Rep. Meghan Lukens, Rep. Ryan Armagost, Sen. Faith Winter and Sen. Dafna Michaelson Jenet

- HB 1431 creates a program to promote stable housing for victim-survivors of domestic and sexual violence
- The bill requires State Human Services Dept. to contract with community-based organizations to provide short-term assistance payments (may not extend beyond four months)
- Funded with \$2M from state’s TANF reserves, this program begins Jan. 1, 2025

Monthly Residential Eviction Data and Report:

[SB24-064](#), sponsored by Sen. Kyle Mullica, Sen. Janice Marchman, and Rep. Shannon Bird

- SB 64 requires Judicial to collect and publish monthly eviction data, beginning on Jan. 1, 2025,
- Data includes the dates of filing and hearings, whether the parties are represented by counsel, the reason for the eviction, and outcomes of the case
- Individual case data available in limited circumstances for research purposes

Mobile Homes in Mobile Home Parks:

[HB24-1294](#) sponsored by Rep. Andrew Boesenecker, Rep. Elizabeth Velasco, and Sen. Lisa Cutter

- HB 1294, which became effective in its entirety on Jun. 30, 2024, addressed gaps in Colorado’s Mobile Home Park Act that had left park residents vulnerable to displacement and financial hardship
- This bill established language access provisions for communications with park residents with limited English proficiency, required greater transparency in “rent to own” agreements, clarified enforcement of mobile home park rules and regulations, and strengthened legal remedies when a park is out of legal compliance, amongst other protections

Mobile Home Taxation Task Force:

[SB24-183](#), sponsored by Sen. Cleave Simpson, Sen. Sonya Jaquez Lewis, Rep. Matthew Martinez, and Rep. Elizabeth Velasco

- Created a 17-person Task Force to study and provide recommendations concerning mobile home taxation, titling and valuation, which will issue report to legislature by Oct. 1, 2024
- Established a temporary moratorium on mobile home property tax sales and a moratorium on interest from accruing on property tax debts

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