



A Housing Problem That Demands Notice

HB 1461 Sponsored by Rep. Dan Pabon and Sen. Mike Johnston

What does this bill do?

When a landlord wants to either increase rent or terminate a “month-to-month” tenancy (i.e. when a tenant is residing *without* a written lease), they must provide the tenant with “notice.” This requirement is intended to provide the tenant with sufficient time to find new housing accommodations and to move out.

This bill would extend the notice to tenants from 7 days to 28 days.

Why is it needed?

- ❖ **Seven day notice does not provide sufficient time to find new housing accommodations.** As the demand for housing in Colorado has escalated in recent years, this issue has become more problematic. In a recent survey by 9to5 Colorado, 86.03% of respondents reported that they experienced barriers to finding a rental home. Due to the scarcity of affordable rental housing, seven day notice is woefully inadequate for tenants to find new accommodations and move.
- ❖ **Expanding notice from seven days to twenty-eight would help prevent homelessness.** Recent reports indicate that Colorado’s population of homeless families has been growing. By providing tenants with more time to find alternative housing, expanded notice would help alleviate this trend.
- ❖ **Certain tenants, including people with disabilities, senior citizens, and tenants with children, are especially vulnerable to housing-insecurity when provided with only seven day notice to quit.** Although seven day notice would be challenging for *any* tenant, for at-risk tenants, this short notice is even more onerous. Tenants with disabilities are responsible for reversing special accommodations to their rental property, and thus, face additional challenges when attempting to vacate within one week. Elderly tenants and tenants with children also face additional hurdles when searching for housing. For example, parents may seek housing that would allow their children to remain in the same school district, and finding appropriate accommodations within a seven day framework frequently proves impossible.
- ❖ **“Month-to-month” tenancies have become more common in Colorado.** In a survey conducted by 9to5 Colorado, nearly 40% of respondents reported that their “landlord refused to let them sign another lease,” following the expiration of their lease. Renting has also become more common in Colorado. For example, in Denver the rate of renters had grown to comprise more than half of the city’s households. These trends have left more tenants vulnerable under a “seven day notice” requirement.

Do other states require more notice?

Yes. In fact, 47 states currently require more than a seven day notice. Among other states, the most commonly required time for “notice to quit” in month-to-month tenancies is 30 days— although some states require even longer amounts of time.

SUPPORT FOR EXPANDED NOTICE (HB 1461)*

AARP

ARC of Colorado

Colorado Center on Law and Policy

Colorado Coalition Against Domestic Violence

Colorado Coalition for the Homeless

Colorado Cross Disabilities Coalition

Colorado Developmental Disabilities Council

Colorado Education Association

Colorado Senior Lobby

DRCOG

Enterprise Community Partners

FRESC

Interfaith Alliance

Mile High Connects

9to5

SafeHouse Denver

*Colorado Apartment Association is neutral on HB1461.

For more information:

Jack Regenbogen, Esq. 303-573-5669, Ext. 321 or jregenbogen@cclponline.org