



## Support Necessary Rental Documents (SB18-010)

Sponsored by Sen. Beth Martinez Humenik, Sen. Angela Williams and Rep. Tony Exum

Misunderstandings arise in business relationships when the parties don't have a clear understanding of the governing provisions. In the context of renters and landlords, both parties need to know the terms. Landlords need to be able to hold tenants accountable to responsibilities and restrictions, and tenants need to understand clearly what their obligations are and the remedies provided for in their lease. Often, tenants never receive the fully-executed lease after they have signed it. That creates a situation ripe for misunderstandings.

It is also common for low-income renters to pay their rent with cash or money order, which does not give them proof of payment. They may need that proof for a variety of purposes – applying for a credit card or taking out a loan, applying for public assistance, or proving they paid their rent if the landlord does not have a record of payment.

Current law does not require landlords to provide the tenant with an executed copy of the lease or a receipt when they pay their rent with cash or money order. Requiring documentation in these situations can prevent conflicts before they arise and allow renters to document their rent payments for other purposes.

### THE SOLUTION

#### *Residential Lease Copy and Rent Receipt*

This bill requires landlords to provide renters with a copy of a lease and a receipt for rent payments made with cash or a money order. Receipts would be given automatically if rent is paid in-person, and upon request if rent is mailed or paid by drop box. This ensures that tenants have the pertinent information about the expectations of their tenancy and can document their rent payments.

#### **For more information:**

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