

Support SB 21-173

Sen. Gonzales/Moreno and Rep. Gonzales-Gutierrez/Caraveo

Keep Coloradans Housed

Solutions

 Require information about late fees to be included in tenant leases.

 • Limit late fees on unpaid rent to a set percentage, dollar amount and grace period.

 • Give Colorado renters more time to come up with their rent and avoid eviction.

 • Prohibit tenant evictions solely for owing late fees.

 • Ban lease clauses that provide financial incentives to landlords who evict.

 • Eliminate bond requirements so Colorado renters can offer legitimate defenses and are not priced out of court.

 • Establish a financial penalty for landlords who illegally lock out tenants.

Tenants need solutions now. Polling by Strategies 360 indicates that the majority of Coloradans support the bill's provisions.

- 80% of Colorado voters support capping how much landlords can charge in late fees.
- 69% support prohibiting landlords from charging interest on late fees.
- 82% support updating the law to allow courts to impose financial penalties on landlords who illegally lock out tenants without a court order.
- 74% feel that renters shouldn't have to pay excessive fees to raise health and safety concerns about their rental home as an eviction defense.
- 66% of voters say that renters need more due process protections in evictions cases.
- 76% say tenants should have more than just 10 days to catch up on back rent before landlords can file for eviction.

Goal: to increase fairness in the eviction court process and reasonably limit late fees to prevent housing instability, eviction, and homelessness



Renters contribute to communities everywhere.

Renters are teachers, parents, firefighters, bus drivers, and childcare providers who are the heart and soul of our communities.

No person, regardless of race, gender, class, sexual orientation, age, ability, citizenship, or previous criminal or housing record should be denied a home, nor forced to live apart from the networks and institutions our communities rely on to survive and thrive.



People of color, particularly Black and Latino tenants, constitute approximately 80% of people currently in a housing crisis and facing eviction.

Two-thirds of Colorado voters think tenants need more due process protections when it comes to evictions.

Setting in statute a tenant-friendly limit on late fees and a grace period is supported by 75% of the voters.

Organizational Leads



Endorsing Organizations

All Families Deserve a Chance Coalition
Aurora City Council, Ward V
Bell Policy Center
Colorado Consumer Health Initiative
Colorado Cross Disability Coalition
Colorado Fiscal Institute
Colorado Immigrant Rights Coalition
Colorado Poverty Law Project
Colorado Senior Lobby
Colorado Village Collective
Denver DSA
East Colfax Collective
Elder Action Network
First Presbyterian Church
Healthier Colorado
Illuminate Colorado
Jefferson County Food Policy Council
Jefferson Unitarian Church Community Action Network
Mental Health Colorado
Mile High Connects
Mile High United Way
Raise Colorado
Renters Roundtable
Social Justice Ministry First Presbyterian Church of Pueblo
Spring Institute for Intercultural Learning
Table Mesa Village Tenant's Cooperative
The Children's Campaign
United for a New Economy
Westwood Unidos
Women's Foundation of Colorado
Working Families Party