

## Discussion Points:

### HB19-1118: Extending Notice to a Tenant Before Eviction

- Three days is an insufficient amount of notice for renters who are vulnerable to an eviction. It is often not enough time for a tenant to access rental assistance, find a new place, or settle a lease issue.
- The paltry three days includes weekends, which means that if a renter receives a notice on a Friday, they often only have Monday to settle issues with their landlord.
- Expanding notice would prevent forced displacement and homelessness.
- Evictions are disastrous for families and communities. Forced moves have a domino effect, leading to job loss, poverty, and homelessness. Housing instability for tenants with children often destabilize family relationships, children's education, and community.
- Forced moves can be particularly burdensome for older Coloradans and individuals with disabilities.
- Having an eviction on record—even when it is later dismissed— can make it nearly impossible to secure housing in the future.
- This bill does not change the eviction process when a tenant's behavior endangers the safety or property of the landlord or another tenant, or when a tenant is committing a criminal offense. A tenancy may still be terminated at any time based on a substantial violation and becomes effective three days after written notice is given.
- This bill would not preclude the landlord from charging and collecting late fees for overdue rent. This will incentivize timely payments, even with a longer notice period.
- The Uniform Laws Committee, which includes the country's foremost legal experts, has recommended a 14-day notice period in model landlord tenant legislation (Revised Uniform Residential Landlord Tenant Act).
- 28 states give more notice before eviction than Colorado in the case of unpaid rent, and 36 states provide more notice in the case of other lease violations.
- This bill is supported by a diverse coalition that includes nearly 50 different organizations.