



Colorado renters could see fees limited or even returned if new bill becomes law

By Anna Slaver, Denver Post

Renters would have the right to know why a property rejected their application, receive an itemized receipt detailing any and all fees, and get any unused fees returned if a bill introduced in the Colorado House becomes law.

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Policy Updates

Bill HB19-1245 - M. Weissman/ J. Gonzales

Affordable Housing Funding From Vendor Fee Changes

This bill will:

- Reform the state sales tax vendor fee by A) increasing it from 3.33 percent to 4 percent and B) capping the amount that a retailer may retain at \$1,000/month.
- Direct the savings generated by the above changes into the Division of Housing

Of note:

- Of the states that have a sales tax and a vendor retainage / allowance at all, very few states have no cap.
- Only large businesses - those doing above about \$10 million / year in taxable sales - would be impacted by the cap so as to retain less. Most - 98 percent - of CO businesses would actually get to keep a bit more.
- However, the savings from the vendor fee changes are such that about \$40M/year will be generated to put into affordable housing efforts at the Division of Housing. One-third of that would be specifically targeted for projects for less-than-or-equal-to 30 percent AMI.

Bill HB19-1106 - B. Titone/ S. Gonzales-Gutierrez/ B. Pettersen

Rental Application Fees

The bill states that a landlord may not charge a prospective tenant a rental application fee unless the landlord uses the entire amount of the fee to cover the landlord's costs in processing the rental application.

A landlord also may not charge a prospective tenant a rental application fee that is in a different amount than a rental application fee charged to another prospective tenant who applies to rent:

- The same dwelling unit, or;
- If the landlord offers more than one dwelling unit for rent at the same time, any other dwelling unit offered by the landlord.

If a landlord denies a rental application, the landlord shall provide the prospective tenant a written notice of the denial that states the reasons for the denial.

The bill has been passed to the Senate.

Bill HB19-1118 - D. Jackson | R. Galindo / A. Williams

Time Period To Cure Lease Violation

The bill requires a landlord to provide a tenant 10 days to cure a violation for unpaid rent or for a first violation of any other condition or covenant of a lease agreement, other than a substantial violation, before the landlord can initiate eviction proceedings.

The bill has been passed to the Senate.

Bill HB19-1170 - D. Jackson | M. Weissman / A. Williams | J. Bridges

Residential Tenants Health And Safety Act

The bill states that a landlord breaches the warranty if a residential premises is:

- Uninhabitable or otherwise unfit for human habitation or in a condition that is materially dangerous or hazardous to the tenant's life, health, or safety; and
- The landlord has received written or electronic notice of the condition and failed to commence remedial action by employing reasonable efforts within:
 - 24 hours, where the condition is materially dangerous or hazardous to the tenant's life, health, or safety; or
 - 72 hours, where the premises is uninhabitable or otherwise unfit for human habitation.

The bill has been passed to the Senate.



Purple Purse

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The Allstate Foundation Purple Purse

Training-of-Trainers

Moving Ahead Through Financial Empowerment:

Financial Safety Planning

This five-part webinar series will feature the Allstate Foundation's Moving Ahead Through Financial Management train-the-trainer curriculum, a comprehensive package of tools and information designed to empower survivors to understand and manage their finances.

[Join the Zoom!](#) (no registration required)

Save the Date

Innovate! A Solutions Forum on Housing

April 19, 2019
8:30 a.m. - 5 p.m.

Hyatt Regency Downtown
Denver
650 15th Street
Denver, CO 80202

The fifth-annual Mayor's Housing Forum will convene more than 600 public, private, nonprofit sector, and community leaders from across the Denver metropolitan area to discuss innovative policy tools and investment strategies to create and preserve affordable housing throughout the region.

[Registration](#)



Join us for the Colorado Advocacy in Action Conference and be a part of the only statewide conference specific to domestic violence, sexual assault, stalking, and dating violence advocacy. [Registration](#) is now open!



COLORADO COALITION FOR THE HOMELESS
2019 EDUCATION SERIES

No Safe Place:

Youth and Student Homelessness

April 17, 2019
6 – 7:30 p.m.

Stout Street Health Center
2130 Stout Street
Community Room
Denver, CO 80205

In 2019, let's IGNITE THOUGHT and INCITE CHANGE through thoughtful conversations with leaders in the field of housing, homelessness, and poverty.

This Education Series is FREE and open to the public. For special accommodations with one week's notice. Please email requests and other questions to Meredith Ritchie at mritchie@coloradocoalition.org.

[Register Education Series](#)

Housing Convenings

The Violence Free Colorado Housing Program will be hosting an in-person event for domestic violence service providers on **April 26, 2019 in Denver, Colorado**. Violence Free Colorado is bringing staff from organizations across the state of Colorado to learn from one another and share experiences working with survivors of domestic violence and their needs for safe, affordable housing.

Topics include information covered during the convening will range from information and best practices regarding mobile advocacy, landlord engagement, domestic violence housing first models, confidentiality, landlord engagement, program development and opportunities for funding housing work.

For more information about this event, please contact **Lindsay Christopher at 303-962-3321** or lchristopher@violencefreeco.org.

Since space is limited, Violence Free Colorado is prioritizing individuals doing direct work with survivors and will try to accommodate coordinators and/or supervisors as possible closer to the event date.

Previous Webinars

Flexible Funding Webinar

by National Alliance for Safe Housing, Minnesota's Coalition for Battered Women and the Washington State Coalition Against Domestic Violence

It Takes a Village, People! Advocacy Tools for Working with Survivors' Friends and Family

by The National LGBTQ Institute of Intimate Partner Violence

Questions?

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