



Colorado's growing homelessness crisis is deeply tied to a lack of affordable rental housing – an issue that will require robust investments at the local, state, and federal levels – and insufficient protections and supports for renters. Year after year, Colorado ranks as one of the least affordable states in the nation for housing and eviction filings continue to break records\*, making strong renters' protections a critical piece of the solution.

In 2023, Colorado Coalition for the Homeless (CCH, the Coalition) published the State of Renters' Protections in Colorado, outlining the significant gains the state has seen in the area of renters' protections. Since then, advocates and lawmakers have made notable progress toward creating a fairer and more supportive housing landscape for renters.

The Colorado General Assembly passed multiple policies identified as goals in the 2023 publication, including establishing for cause eviction protections, preventing rent gouging during disasters, and reducing barriers to participation in eviction hearings by eliminating the eviction answer filing fee. Advocates also successfully fought for other priorities like strengthening protections for victim-survivors of gender-based violence (GBV) – making Colorado the only state in the nation to offer a nine month repayment plan for unpaid rent due to GBV, bolstering the warranty of habitability, creating a higher standard for eviction data reporting, increasing penalties for violations of source of income nondiscrimination laws, and more. These changes will help prevent renters, especially those on low and fixed incomes, from experiencing eviction, displacement, and homelessness.

*\*Note, not all eviction filings result in dispossession. Between 2017 and 2023, Denver saw the rate of evictions ordered—i.e. the percentage of evictions filed that result in a formal eviction—effectively cut by more than half. This trend is due, in part, to meaningful investments in rental assistance, increased access to legal assistance for tenants, expanded mediation opportunities, and major policy reforms.*

***An asterisk next to the title indicates that CCH was a lead or co-lead on the bill. Thank you to all of our dedicated partner organizations and community members, many who were involved with the Renters' Roundtable, who have advocated with us to pass these important measures. This work would not be possible without our partners!***

## 2017

BILL	SPONSOR	DESCRIPTION
<b><u>HB17-1035: Sex Assault and Stalking Victims May Break Leases</u></b>	Rep. Jackson (D) & Sen. Cooke (R)	Allows survivors of sexual assault and stalking to break their rental agreements with minimal repercussions and provides that a doctor's note is an acceptable form of proof.
<b><u>SB17-245: Tenancies One Month To One Year Notice*</u></b>	Rep. Pabon (D) & Sen. Priola (R)	Extended the notice property managers must give to terminate a month-to-month tenancy from seven days to 21 days.

## 2018

<b><u>SB18-010: Residential Lease Copy and Rent Receipt*</u></b>	Sen. Martinez Humenik (R), Sen. Williams (D), & Rep. Exum (D)	Requires that a residential landlord provide a tenant with rent receipts and copies of any written lease agreement.
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## 2019

<b><u>HB19-1085: Grants for Property Tax Rent and Heat</u></b>	Rep. Exum (D) & Sen. Zenzinger (D)	Increased funding and expands eligibility to qualify for assistance under the Property Tax, Rent, Heat Credit Rebate (PTC Rebate), which is available to low-income older adults and people with disabilities.
<b><u>HB19-1106: Rental Application Fees</u></b>	Rep. Titone (D), Rep. Gonzales Gutierrez (D), & Sen. Pettersen (D)	Limits what a landlord can charge as a “rental application fee” to the actual costs of screening a prospective tenant and limits consideration of criminal and credit history.
<b><u>HB19-1118: Time Period to Cure Lease Violation*</u></b>	Rep. Jackson (D), Rep. Galindo (D), & Sen. Williams (D)	Extended the amount of time a renter has to pay rent or cure a lease violation before an eviction, from three days to 10 days.
<b><u>HB19-1309: Mobile Home Park Act Oversight</u></b>	Rep. Hooton (D), Rep. McCluskie (D), & Sen. Fenberg (D)	Mandates state oversight over the Mobile Home Park Act, expands the eviction timeframes, and establishes an administrative process for tenants to seek relief if their rights are violated.
<b><u>SB19-180: Eviction Legal Defense Fund*</u></b>	Sen. Winter (D) & Rep. McCluskie (D)	Provided \$750,000 to create an Eviction Legal Defense Fund.

## 2020

<b><u>HB20-1009: Suppressing Court Records Of Eviction Proceedings</u></b>	Rep. Jackson (D) & Sen. Winter (D)	Requires that eviction court records be suppressed except if/when an order granting the plaintiff possession of the premises is entered in the action.
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<b><u>HB20-1196: Mobile Home Park Act Updates</u></b>	Rep. Hooton (D), Rep. McCluskie (D), Sen. Fenberg (D), & Sen. Lee (D)	Updated the laws governing mobile home parks, including maintenance requirements, eviction procedures, rental agreement standards, etc.
<b><u>HB20-1201: Mobile Home Park Residents Opportunity To Purchase</u></b>	Rep. Hooton (D), Rep. Gonzales Gutierrez (D), Sen. Moreno (D), & Sen. Ginal (D)	Gives homeowners in a mobile home park the opportunity to make an offer to buy the park if the landlord anticipates selling it or changing the use of the land.
<b><u>HB20-1332: Prohibit Housing Discrimination Source Of Income*</u></b>	Rep. Herod (D), Rep. Jackson (D), & Sen. Fields (D)	Prohibits landlords from discriminating against prospective tenants based on their source of income, including vouchers, student loans, SSI/SSDI, etc.
<b><u>HB20-1410: Rent Assistance*</u></b>	Rep. Gonzales Gutierrez (D)	Allocated CARES ACT dollars for emergency rental assistance.
<b><u>SB20-224: Landlord Prohibitions Tenant Citizenship Status</u></b>	Sen. Gonzales (D)	Created the "Immigrant Tenant Protection Act" which prohibits landlords from asking about or taking certain actions based on a (prospective or current) tenant's immigration or citizenship status.

## 2021

<b><u>HB21-1054: Housing Public Benefit Verification Requirement</u></b>	Rep. Jackson (D) & Sen. Gonzales (D)	Created, unless otherwise required by federal law, a public or assisted housing benefit exception to the requirement that an applicant for federal, state, or local public benefits verify lawful presence in the United States.
<b><u>HB21-1121: Residential Tenancy Procedures</u></b>	Rep. Jackson (D), Rep. Jodeh (D), & Sen. Gonzales (D)	Limits the frequency with which residential landlord can increase rent and prohibits a sheriff from executing a writ of restitution until at least 10 days after judgment.
<b><u>SB21-173: Rights In Residential Lease Agreements*</u></b>	Sen. Gonzales (D), Sen. Moreno (D), Rep. Caraveo (D), & Rep. Gonzales-Gutierrez (D)	Limits late fees charged to residential tenants, establishes that tenants may pay back-rent at any time during the eviction process until the time of judgement, and creates additional protections for tenants facing eviction.

<b><u>HB22-1082: Establish Fair Housing Unit Department of Law</u></b>	Rep. Hooton (D), Rep. Bacon (D), & Sen. Gonzales (D)	Expands the statutory list of state laws for which the attorney general may bring civil and criminal enforcement actions to include various statutory provisions relating to housing.
<b><u>HB22-1102: Veterans And Military Status in Fair Housing*</u></b>	Rep. Sullivan (D), Rep. Ortiz (D), & Sen. Gardner (R)	Forbids anyone selling or renting a dwelling from discriminating against an individual based on their veteran or military status.
<b><u>HB22-1137: Homeowners' Association Board Accountability and Transparency</u></b>	Rep. Ricks (D), Rep. Bradfield (D), Sen. Gonzales (D), & Sen. Coleman (D)	Prohibits an HOA from pursuing foreclosure due to unpaid fines and most types of attorney fee debt and mandates that an HOA offer a repayment plan for unpaid assessments before pursuing foreclosure.
<b><u>HB22-1287: Protections for Mobile Home Park Residents</u></b>	Rep. Boesenecker (D), Rep. Hooton (D), & Sen. Winter (D)	Increased protections for park residents, clarifies certain landlord obligations, allows more time for residents to purchase a park, and more.
<b><u>HB22-1329: Long Bill</u></b>	Rep. McCluskie (D) & Sen. Hansen (D)	Increases the General Fund appropriation for the Eviction Legal Defense Fund by \$500,000 through a budget amendment.
<b><u>SB22-019: Access to Suppressed Court Eviction Records</u></b>	Rep. Woodrow (D) & Sen. Winter (D)	Permits an attorney, with permission of a party included in a suppressed court record, to access the record for the purpose of providing legal advice to or evaluating whether to enter an appearance on behalf of, the party included in the record.

<b><u>HB23-1032: Remedies Persons with Disabilities</u></b>	Rep. Ortiz (D) & Sen. Rodriguez (D)	Modified civil action remedy provisions for civil rights violations of persons with disabilities.
<b><u>HB23-1068: Pet Animal Ownership In Housing</u></b>	Rep. Valdez (D), Sen. Winter (D), & Sen. Jaquez Lewis (D)	Prohibits restrictions on dog breeds for obtaining renter's insurance, creates standards for how pets are handled following an eviction, limits security deposits and rent for pet animals, and excludes pets from personal property liens.
<b><u>HB23-1095: Prohibited Provisions in Rental Agreements</u></b>	Rep. Woodrow (D), Rep. Lindsay (D), Sen. Winter (D), & Sen. Hinrichsen (D)	Prohibits certain harmful lease clauses including waivers of a right to class or collective claims or actions.
<b><u>HB23-1099: Portable Screening Report for Residential Leases*</u></b>	Rep. Vigil (D), Rep. Weissman (D), Sen. Fields (D), & Sen. Exum (D)	Except in certain circumstances, requires a landlord to accept from a prospective tenant a portable tenant screening report that is made directly available to the landlord from a consumer reporting agency.
<b><u>HB23-1120: Eviction Protections for Residential Tenants</u></b>	Rep. Joseph (D), Rep. Ortiz (D), Sen. Fields (D), & Sen. Winter (D)	Created new eviction protections for residential tenants who receive certain forms of public assistance.
<b><u>HB23-1186: Remote Participation in Residential Evictions</u></b>	Rep. Lindsay (D), Rep. Jodeh (D), Sen. Exum (D), & Sen. Jaquez Lewis (D)	Allows remote participation by landlords, tenants, and witnesses in eviction hearings.
<b><u>HB23-1254: Habitability of Residential Premises</u></b>	Rep. Brown (D), Rep. Mabrey (D), & Sen. Cutter (D)	Expanded conditions covered under the warranty of habitability for residential premises to include damage due to an environmental public health event.
<b><u>SB23-184: Protections for Residential Tenants*</u></b>	Sen. Winter (D), Sen. Exum (D), Rep. Froelich (D), & Rep. L. Garcia (D)	Prohibits a landlord from considering certain information relating to a prospective tenant's income or rental history, establishes a maximum security deposit, and allows a tenant to assert discrimination as an affirmative defense in an eviction proceeding.

*The following bills passed in 2024 and 2025 are new additions to this publication*

## 2024

<b><u>HB24-1098: For Cause Eviction</u></b>	Rep. Mabrey (D), Rep. Duran (D), Sen. Gonzales (D), & Sen. Hinrichsen (D)	Establishes reasonable and allowable reasons for when a landlord can evict a tenant and prohibits evictions and non-renewals without cause.
<b><u>HB24-1099: Defendant Filing Fees in Evictions*</u></b>	Rep. Lindsay (D), Rep. Soper (R), Sen. Buckner (D), & Sen. Pelton (R)	Eliminates the eviction answer filing fee and the cost to mail documents filed physically rather than electronically.
<b><u>HB24-1259: Price Gouging in Rent Declared Disaster</u></b>	Rep. Brown (D), Rep. Weissman (D), & Sen. Cutter (D)	Prohibits price gouging in the provision of housing during a disaster period.
<b><u>SB-064: Monthly Residential Eviction Data &amp; Report</u></b>	Sen. Mullica (D), Sen. Marchman (D), & Sen. Bird (D)	Requires the Judicial Department to collect, compile, and publish online, aggregate residential eviction data on a monthly basis.
<b><u>SB24-094: Safe Housing for Residential Tenants</u></b>	Sen. Gonzales (D), Sen. Exum (D), Rep. Lindsay (D), & Rep. Froelich (D)	Modifies existing warranty of habitability laws by clarifying actions that constitute a breach and procedures for both landlords and tenants when a warranty of habitability claim is alleged by the tenant.

## 2025

<b><u>HB25-1168: Housing Protections for Victim-Survivors of Gender-Based Violence*</u></b>	Rep. Lindsay (D), Rep. Espenosa (D), & Sen. Weissman (D)	Strengthens protections for victim-survivors of gender-based violence to bolster housing stability, access to justice in court and due process, and address immediate safety concerns.
<b><u>HB25-1207: Pet Ownership Residential Housing Structures</u></b>	Rep. Mabrey (D), Rep. Duran (D), Sen. Winter (D), & Sen. Exum (D)	Requires each housing development that receives financing to authorize tenants of the affordable housing to own or keep one or more pet animals, with certain exceptions.

<b><u>HB25-1236: Residential Tenant Screening</u></b>	Rep. Lindsay (D), Rep. Zokaie (D), Sen. Weissman (D), & Sen. Jodeh (D)	Amends the definition of a "portable tenant screening report" and clarifies how reports can be made available to expand use.
<b><u>HB25-1240: Protections for Tenants with Housing Subsidies*</u></b>	Rep. Joseph (D), Rep. Froelich (D), Sen. Winter (D), & Sen. Wallace (D)	Establishes key protections for tenants with housing subsidies including increasing penalties for violation of source of income nondiscrimination laws.
<b><u>SB25-020: Tenant and Landlord Law Enforcement</u></b>	Sen. Weissman (D), Sen. Gonzales (D), Rep. Lindsay (D), & Rep. Mabrey (D)	Clarifies that the Attorney General has power to enforce law, grants counties, cities, and municipalities the power to enforce certain state landlord-tenant laws, and establishes a mechanism for receivership as a remedy for severe violations.

## THE PATH FORWARD

The Colorado General Assembly should continue to champion and support policies that strengthen rights, protections, and resources for renters, including reforms to eviction court processes, right to counsel, protections for immigrant renters, prevention of price coordination among landlords, and defending and growing the Eviction Legal Defense Fund.

Legislators should also reject policies that put Colorado's renters at risk of eviction, displacement, and homelessness. In 2025 there were notable failed threats to the gains made in the renters' protections space, including bills that sought to:

- Undermine oversight and enforcement of the warranty of habitability and eliminate mandatory mediation before eviction (SB25-131);
- Reverse course on a 2021 statute (SB21-173) preventing evictions based on late fees (HB25-1196); and
- Embolden landlords to raise rent costs dramatically (HB25-1092).

Looking forward, the Coalition and our partners will also focus on compliance and enforcement of existing laws related to source of income nondiscrimination (HB20-1322), amount of income nondiscrimination (SB23-184), and rights for renters with criminal history (HB19-1106).

We will also continue to call on our federal-level leaders to push back against cuts to housing and pass bipartisan legislation to strengthen resources and protections for renters nationwide. The Coalition is eager to continue advocating alongside partners, community members, and policymakers at every level of government to improve housing stability for renters and prevent homelessness.

*Please visit our webpage below to access resources & rights related to rent and eviction prevention:  
<https://www.coloradocoalition.org/resources-rights-rent-mortgage-and-eviction-prevention>*

**COLORADO  
COALITION  
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2111 Champa Street  
Denver, CO, 80205  
[www.coloradocoalition.org](http://www.coloradocoalition.org)  
303-312-9642



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