

HB23-1095 Prohibited Provisions in Rental Agreements

Thursday, February 9, 2023

House Business Affairs & Labor 1:30 pm | HCR 0112

Written Testimony: Oppose

Thank you, Madam Chair and members of the committee. My name is Matt Gorenc, and I am government affairs manager at the Denver Metro Chamber of Commerce and Metro Denver Economic Development Corporation.

I'm here today to express our organizations' opposition to House Bill 1095.

The Chamber understands affordable housing is vital for a healthy economy and strong workforce. It is an economic imperative to ensure we have a wide array of housing options for all budgets. Colorado prides itself on having a highly-skilled and competitive workforce, and the Chamber is working to ensure our workforce stays here in Colorado by advocating for affordable housing.

As it stands, Colorado law strikes a healthy balance between landlord and tenant, with reasonable rental provisions for both parties. This bill seeks to amend provisions in rental agreements which have been well-established. Specifically, it prohibits landlords from charging fees on tenants for failure to provide notice of nonrenewal and a change to an attorney's fees structure. The bill makes it more difficult to evict tenants and affords less flexibility to landlords who may decide to roll over their property to new tenants or who decide to not renew the lease with their current tenants. We agree that there should be a concrete and clear set of provisions in rental agreements, but this bill disturbs the balance between tenants and landlords that we currently enjoy in our state.

The consequence of this bill is increased cost and larger barriers to delivering rental units to market, which drives up housing costs and rent prices, exacerbating the lack of affordability plaguing Colorado.

We urge the members of this committee to vote no on this bill.