**Expanding “Notice to Quit” and “Notice of Rent Increase” from 7 Days to 21 Days**

**SB17-245: Sponsored by Sen. Kevin Priola-(R) and Rep. Dan Pabon-(D)**

**What does this legislative proposal do?**

When a landlord wants to either increase rent or terminate a “month-to-month” tenancy (i.e. when a tenant is residing *without* a written lease), they must provide the tenant with “notice.” This requirement is intended to provide the tenant with sufficient time to find new housing accommodations and to move out.

This proposal would extend the notice to tenants from 7 days to 21 days.

**How does this proposal affect public health?**

Research has identified housing as a primary social determinant of health. As noted in a study by the Robert Wood Johnson Foundation, “Good health depends on having homes that are safe and free from physical hazards. When adequate housing protects individuals and families from harmful exposures and provides them with a sense of privacy, security, stability and control, it can make important contributions to health. In contrast, poor quality and inadequate housing contributes to health problems such as infectious and chronic diseases, injuries and poor childhood development.”

By providing residents with more time to find adequate housing, this proposal would help improve the health of low-income tenants.

**Why else is this needed?**

* **Seven day notice does not provide sufficient time to find new housing accommodations.** As the demand for housing in Colorado has escalated in recent years, this issue has become more problematic. In a recent survey by 9to5 Colorado, 86.03% of respondents reported that they experienced barriers to finding a rental home. Due to the scarcity of affordable rental housing, seven day notice is woefully inadequate for tenants to find new accommodations and move.
* **Expanding notice from seven days to twenty-one would help prevent homelessness.**  Recent reports indicate that Colorado’s population of homeless families has been growing. By providing tenants with more time to find alternative housing, expanded notice would help alleviate this trend.
* **Certain tenants, including people with disabilities, senior citizens, and tenants with children, are especially vulnerable to housing-insecurity when provided with only seven day notice to quit.** Although seven day notice would be challenging for *any* tenant, for at-risk tenants, this short notice is even more onerous. Tenants with disabilities are responsible for reversing special accommodations to their rental property, and thus, face additional challenges when attempting to vacate within one week. Elderly tenants and tenants with children also face additional hurdles when searching for housing. For example, parents may seek housing that would allow their children to remain in the same school district, and finding appropriate accommodations within a seven day framework frequently proves impossible.

**Do other states require more notice?**

Yes. In fact, 47 states currently require more than a seven day notice. Among other states, the most commonly required time for “notice to quit” in month-to-month tenancies is 30 days— although some states require even longer amounts of time.

**SUPPORT FOR EXPANDED NOTICE (SB 245)\***

**Center for Work Education and Employment**

**Colorado Center on Law and Policy**

**Colorado Coalition for the Homeless**

**Colorado Cross Disabilities Coalition**

**Colorado Senior Lobby**

**Denver Urban Matters**

**Four Star Realty and Property Management**

**FRESC: Good Jobs, Strong Communities**

**Mile High Connects**

**Rocky Mountain Synod, Evangelical Lutheran Church in America**

**\***Colorado Apartment Association is neutral on SB245.