

HOUSE COMMITTEE OF REFERENCE AMENDMENT
Committee on Transportation, Housing & Local Government.
HB23-1171 be amended as follows:

- 1 Amend printed bill, page 3, after line 17 insert:
2 "(6) "PROPER SERVICE" MEANS:
3 (a) PERSONAL DELIVERY OF A WRITTEN NOTICE, AS DESCRIBED IN
4 SECTION 38-12-1303 (3), TO EVERY TENANT AT LEAST EIGHTEEN YEARS OF
5 AGE WHO LAWFULLY OCCUPIES A RESIDENTIAL PREMISES; OR
6 (b) POSTING A WRITTEN NOTICE IN A LOCATION THAT IS
7 CONSPICUOUS TO A TENANT AND MAILING THE WRITTEN NOTICE TO THE
8 TENANT BY FIRST-CLASS MAIL AFTER FIRST ATTEMPTING PERSONAL
9 SERVICE OF THE WRITTEN NOTICE, WHICH ATTEMPT IS MADE BY A
10 LANDLORD OR BY A LANDLORD'S PROCESS SERVER AT LEAST ONCE ON
11 EACH OF TWO SEPARATE DAYS."
- 12 Renumber succeeding subsections accordingly.
- 13 Page 4, strike lines 26 and 27.
- 14 Page 5, strike lines 1 through 21 and substitute:
15 "CAUSE" EXISTS ONLY WHEN THE CONDITIONS IN SECTION 13-40-104
16 (1)(d), (1)(d.5), (1)(e), (1)(e.5), (1)(e.7), (1)(g), (1)(h), OR (1)(i) EXIST.
17 (3) EXCEPT AS DESCRIBED IN SUBSECTION (4) OF THIS SECTION, THE
18 FOLLOWING CONDITIONS CONSTITUTE GROUNDS FOR A".
- 19 Page 6, line 4, after "TENANT" insert "PROPER SERVICE OF A".
- 20 Page 6, line 22, after "TENANT" insert "PROPER SERVICE OF A".
- 21 Page 8, line 4, after "TENANT" insert "PROPER SERVICE OF A".
- 22 Page 8, after line 18 insert:
23 "(4) (a) A LANDLORD MAY PROCEED WITH A NO-FAULT EVICTION
24 OF A TENANT ONLY IF THE LANDLORD PROVIDES PROPER SERVICE OF THE
25 WRITTEN NOTICE OF THE NO-FAULT EVICTION AND THE TENANT FAILS TO
26 VACATE ON OR BEFORE THE DEADLINE STATED IN THE NOTICE.
27 (b) A WRITTEN NOTICE PROVIDED PURSUANT TO SUBSECTION (3)
28 OF THIS SECTION MUST INCLUDE A STATEMENT OF THE LEGAL BASIS FOR
29 THE LANDLORD'S NO-FAULT EVICTION OF THE TENANT, WHICH LEGAL BASIS
30 MUST BE SET FORTH IN SUBSECTION (3)(a), (3)(b), OR (3)(c) OF THIS
31 SECTION."

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