

HB23-1171

HOUSE FLOOR AMENDMENT

Second Reading

BY REPRESENTATIVE Snyder

1 Amend the Mabrey floor amendment (HB1171_L.016), page 2, after line
2 24 insert:

3 **"(e) Withdrawal from rental market for the purpose of selling**
4 **the residential premises. (I) WHEN A LANDLORD PLANS TO SELL A**
5 **RESIDENTIAL PREMISES THAT IS A SINGLE-FAMILY HOME, A TOWNHOME, OR**
6 **AN INDIVIDUAL CONDOMINIUM UNIT, THE LANDLORD MAY PROCEED WITH**
7 **A NO-FAULT EVICTION OF A TENANT OF THE RESIDENTIAL PREMISES AT THE**
8 **END OF THE TERM OF THE RENTAL AGREEMENT ONLY IF THE LANDLORD:**

9 (A) NOTIFIES THE TENANT OF THE LANDLORD'S INTENT TO
10 WITHDRAW THE RESIDENTIAL PREMISES FROM THE RENTAL MARKET AND
11 SELL THE RESIDENTIAL PREMISES, WHICH NOTICE IS PROVIDED AT LEAST
12 NINETY DAYS BEFORE THE END OF THE TERM OF THE RENTAL AGREEMENT
13 OR NINETY DAYS BEFORE THE DATE ON WHICH THE TENANT WILL BE
14 REQUIRED TO VACATE, WHICHEVER IS LATER;

15 (B) PROVIDES THE TENANT PROPER SERVICE OF A WRITTEN NOTICE
16 OF THE NO-FAULT EVICTION IN ENGLISH AND SPANISH. THE WRITTEN
17 NOTICE MUST INCLUDE THE DATE THE RENTAL AGREEMENT ENDS, WHICH
18 DATE MUST BE AT LEAST NINETY DAYS AFTER THE DATE UPON WHICH THE
19 LANDLORD PROVIDES THE WRITTEN NOTICE TO THE TENANT.

20 (C) DOES NOT LIST THE RESIDENTIAL PREMISES FOR RENT FOR AT
21 LEAST SEVENTY-FIVE DAYS AFTER THE END OF THE RENTAL AGREEMENT
22 OR FOR AT LEAST SEVENTY-FIVE DAYS AFTER THE DATE ON WHICH THE
23 TENANT WILL BE REQUIRED TO VACATE, WHICHEVER IS LATER.

24 (II) NOTHING IN THIS SUBSECTION (3)(e) MAY BE CONSTRUED TO
25 ALLOW A LANDLORD TO PROCEED WITH A NO-FAULT EVICTION OR
26 OTHERWISE TERMINATE A RENTAL AGREEMENT BEFORE THE END OF THE
27 TERM OF THE RENTAL AGREEMENT."

28 Page 2 of the amendment, strike line 27 and substitute ""(3)(b), (3)(c),
29 (3)(d), OR (3)(e)".

30 Page 3 of the amendment, line 32, strike "OR".

31 Page 3 of the amendment, line 33, strike "THE" and substitute "IF THE".

32 Page 3 of the amendment, strike line 36 and substitute "RELOCATION
33 ASSISTANCE; OR

34 (g) TO A LANDLORD WHO WITHDRAWS A RESIDENTIAL PREMISES
35 FROM THE RENTAL MARKET FOR THE PURPOSE OF SELLING THE
36 RESIDENTIAL PREMISES AND WHO PROVIDES PROPER NOTICE TO THE
37 TENANT AS DESCRIBED IN SECTION 38-12-1303 (3)(e)".

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