

**First Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO**

REREVISED

*This Version Includes All Amendments
Adopted in the Second House*

LLS NO. 25-0555.01 Pierce Lively x2059

SENATE BILL 25-020

SENATE SPONSORSHIP

Weissman and Gonzales J., Ball, Bridges, Coleman, Cutter, Michaelson Jenet, Rodriguez, Sullivan, Wallace, Winter F.

HOUSE SPONSORSHIP

Lindsay and Mabrey, Bacon, Brown, Clifford, Espenoza, Froelich, Garcia, Jackson, Joseph, Ricks, Rutinel, Sirota, Story, Velasco, Zokaie

Senate Committees

Judiciary
Appropriations

House Committees

Judiciary

A BILL FOR AN ACT

101 **CONCERNING THE ENFORCEMENT OF EXISTING LANDLORD-TENANT**
102 **LAW.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

Section 1 of the bill clarifies that the attorney general has the power to initiate and bring civil and criminal actions to enforce certain state landlord-tenant laws. **Section 2** makes corresponding conforming amendments to the attorney general's statutory powers and duties.

Sections 3 and 4 grant counties, cities and counties, and municipalities the power to initiate and bring civil and criminal actions

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

HOUSE
3rd Reading Unamended
April 25, 2025

HOUSE
Amended 2nd Reading
April 24, 2025

SENATE
3rd Reading Unamended
March 31, 2025

SENATE
Amended 2nd Reading
March 28, 2025

to enforce certain state landlord-tenant laws.

Section 5 establishes a receivership mechanism that is available as a remedy for violations of applicable laws and regulations by the owner of multifamily residential property. The attorney general's office, a county, a city and county, and a municipality may all apply to a district court for the appointment of a receiver to operate a residential property. The bill establishes the process for a district court appointing a receiver, including requiring a hearing and an order of appointment that specifies the duties of a receiver, and the criteria for qualifying as a receiver. No sooner than 180 days after the district court appoints a receiver, the owner of the relevant property, attorney general, county, city and county, or municipality may submit an application to the district court seeking the termination of the receivership. As with the appointing of a receiver, the bill establishes the process by which a district court may terminate a receivership.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, 13-40-110.5, **add** (6)
3 as follows:

4 **13-40-110.5. Automatic suppression of court records -**
5 **definition.** (6) IN ADDITION TO THE PERSONS DESCRIBED IN SUBSECTIONS
6 (1) AND (5) OF THIS SECTION, A COURT SHALL ALLOW A PERSON TO ACCESS
7 A SUPPRESSED COURT RECORD IF THE PERSON AFFIRMS TO THE COURT, IN
8 WRITING OR ELECTRONICALLY, THAT THE PERSON IS ACCESSING THE
9 SUPPRESSED COURT RECORD ON BEHALF OF THE ATTORNEY GENERAL FOR
10 THE PURPOSE OF INVESTIGATING ANY VIOLATION OF STATE LAW THAT THE
11 ATTORNEY GENERAL IS AUTHORIZED TO ENFORCE PURSUANT TO SECTION
12 24-31-101 (1)(i).

13 **SECTION 2.** In Colorado Revised Statutes, 24-31-101, **amend**
14 (1)(i)(XXII); and **add** (1)(i)(XXIV), (1)(i)(XXV), (1)(i)(XXVI), and (5)
15 as follows:

16 **24-31-101. Powers and duties of attorney general.** (1) The
17 attorney general:

1 (i) May independently initiate and bring civil and criminal actions
2 to enforce state laws, including actions brought pursuant to:

3 (XXII) Part 14 of article 12 of title 38; ~~and~~

4 (XXIV) BEGINNING JANUARY 1, 2026, PART 4 OF ARTICLE 12 OF
5 TITLE 38;

6 (XXV) BEGINNING JANUARY 1, 2026, PART 8 OF ARTICLE 12 OF
7 TITLE 38; AND

8 (XXVI) BEGINNING JANUARY 1, 2026, PART 10 OF ARTICLE 12 OF
9 TITLE 38.

10 (5) THE ATTORNEY GENERAL SHALL CONDUCT ENFORCEMENT
11 ACTIONS AUTHORIZED BY SENATE BILL 25-020, IF ANY, WITHIN EXISTING
12 APPROPRIATIONS.

13 **SECTION 3.** In Colorado Revised Statutes, 24-31-115, **amend**
14 (4)(a) introductory portion, (5)(a), (6)(b), (8)(a) introductory portion,
15 (8)(a)(III), (8)(b), and (9) as follows:

16 **24-31-115. Housing unit - powers of attorney general or**
17 **district attorney - subpoenas - document production - remedies -**
18 **injunctive relief - penalties. (4) Powers. (a)** When the attorney general
19 has reasonable cause to believe that any person, whether in this state or
20 elsewhere, has engaged in or is engaging in a violation of any of the
21 provisions listed in section 24-31-101, ~~(1)(i)(IX) to (1)(i)(XIV)~~, the
22 attorney general may:

23 (5) **Subpoenas - production of documents. (a)** When the
24 attorney general has reasonable cause to believe that a person, whether in
25 this state or elsewhere, has engaged in or is engaging in a violation of any
26 of the provisions listed in section 24-31-101, ~~(1)(i)(IX) to (1)(i)(XIV)~~, the
27 attorney general, in addition to any other powers conferred upon the

1 attorney general by this article 31, may issue subpoenas to require the
2 attendance of witnesses or the production of documents, administer oaths,
3 conduct hearings in aid of any investigation or inquiry, and prescribe such
4 forms and promulgate such rules as may be necessary to administer the
5 provisions of this article 31.

6 (6) **Inadmissible testimony.** (b) Subject to subsection (8) of this
7 section, the records of investigations or intelligence information of the
8 attorney general obtained under this article 31 may constitute public
9 records available for inspection by the public at the sole discretion of the
10 attorney general. This subsection (6)(b) shall not be construed to prevent
11 the attorney general from issuing public statements describing or warning
12 of any course of conduct or any conspiracy that constitutes a violation of
13 any of the provisions listed in section 24-31-101, ~~(1)(i)(IX) to~~
14 ~~(1)(i)(XIV)~~, whether on a local, statewide, regional, or nationwide basis.

15 (8) **Injunctive authority - assurances of discontinuance.**
16 (a) Whenever the attorney general has cause to believe that a person has
17 engaged in or is engaging in a violation of any of the provisions listed in
18 section 24-31-101, ~~(1)(i)(IX) to (1)(i)(XIV)~~, the attorney general may
19 apply for and obtain, in an action in the appropriate district court of this
20 state, a temporary restraining order or injunction, or both, pursuant to the
21 Colorado rules of civil procedure, prohibiting the person from continuing
22 or engaging in such practices, or doing any act in furtherance of such
23 practices. The court may make such orders or judgments as is necessary
24 to:

25 (III) Prevent any unjust enrichment by any person through the use
26 or employment of any practice that is in violation of any of the provisions
27 listed in section 24-31-101. ~~(1)(i)(IX) to (1)(i)(XIV)~~.

1 (b) Where the attorney general has authority to institute a civil
2 action or other proceeding pursuant to the provisions of this article, the
3 attorney general may accept, in lieu thereof or as a part thereof, an
4 assurance of discontinuance of any practice that constitutes a violation of
5 any of the provisions that are listed in section 24-31-101. ~~(1)(i)(IX) to~~
6 ~~(1)(i)(XIV)~~. Any such assurance of discontinuance may include a
7 stipulation for the voluntary payment by the alleged violator of the costs
8 of investigation and the costs of any action or proceeding by the attorney
9 general or a district attorney and any amount necessary to restore to any
10 person any money or property that may have been acquired by the alleged
11 violator by means of a violation of any of the provisions that are listed in
12 section 24-31-101. ~~(1)(i)(IX) to (1)(i)(XIV)~~. Any such assurance or
13 discontinuance accepted by the attorney general and any such stipulation
14 filed with the court as a part of any such action or proceeding is a matter
15 of public record unless the attorney general determines, in the attorney
16 general's sole discretion, that the assurance of discontinuance and any
17 stipulation are confidential to the parties to the action or proceeding and
18 to the court and its employees. Upon the filing of a civil action by the
19 attorney general alleging that a confidential assurance of discontinuance
20 or stipulation accepted pursuant to this subsection (8)(b) has been
21 violated, the assurance of discontinuance or stipulation is deemed a public
22 record and open to inspection by any person. Proof by a preponderance
23 of the evidence of a violation of any such assurance or stipulation
24 constitutes prima facie evidence of a deceptive trade practice for the
25 purposes of any civil action or proceeding brought thereafter by the
26 attorney general, whether a new action or a subsequent motion or petition
27 in any pending action or proceeding.

1 (9) **Penalties.** In order to enforce the provisions of this article 31,
2 in addition to any penalties stated in this article 31, the attorney general
3 may seek any of the penalties or other enforcement mechanisms specified
4 in the "~~Immigrant Tenant Protection Act~~", part 12 of article 12 of title 38;
5 the "~~Mobile Home Park Act~~", part 2 of article 12 of title 38; the "~~Mobile
6 Home Park Act Dispute Resolution and Enforcement Program~~", part 11
7 of article 12 of title 38; part 1 of article 12 of title 38; part 7 of article 12
8 of title 38; and section 38-12-904 (1)(b) ARTICLE 12 OF TITLE 38,
9 INCLUDING ANY PENALTIES AVAILABLE TO AGGRIEVED TENANTS OR OTHER
10 AGGRIEVED PERSONS UNDER THESE PROVISIONS, along with costs to
11 enforce these provisions.

12 **SECTION 4.** In Colorado Revised Statutes, 30-11-101, **add**
13 (1)(m) and (3) as follows:

14 **30-11-101. Powers of counties.** (1) Each organized county
15 within the state is a body corporate and politic and as such is empowered
16 for the following purposes:

17 (m) INDEPENDENTLY INITIATING AND BRINGING CIVIL ACTIONS
18 TO ENFORCE:

19 (I) PARTS 1, 2, 5, 7, 9, 11, 12, AND 14 OF ARTICLE 12 OF TITLE 38;

20 AND

21 (II) BEGINNING JANUARY 1, 2026, PARTS 4, 8, AND 10 OF ARTICLE
22 12 OF TITLE 38.

23 (3) (a) NOTWITHSTANDING ANY LAW TO THE CONTRARY, A
24 CONTRACT BETWEEN A COUNTY AND A PRIVATE ATTORNEY WHO THE
25 COUNTY RETAINS IN RELATION TO A CIVIL ACTION DESCRIBED IN
26 SUBSECTION (1)(m) OF THIS SECTION SHALL SPECIFY AN HOURLY RATE,
27 NOT TO EXCEED FIVE HUNDRED DOLLARS PER HOUR, AT WHICH THE

1 COUNTY COMPENSATES THE PRIVATE ATTORNEY.

2 (b) A COUNTY MAY USE AN AMOUNT EQUAL TO OR LESS THAN TEN
3 PERCENT OF ANY MONETARY AWARD RECEIVED AS A RESULT OF A CIVIL OR
4 CRIMINAL ACTION COMMENCED PURSUANT TO SUBSECTION (1)(m) OF THIS
5 SECTION TO COVER THE COSTS OF THAT CIVIL ACTION, INCLUDING
6 ATTORNEY FEES.

7 (c) IN COMMENCING A CIVIL ACTION PURSUANT TO SUBSECTION
8 (1)(m) OF THIS SECTION, A COUNTY MAY CONFER WITH ANY HOUSING
9 AUTHORITY CREATED PURSUANT TO TITLE 29 THAT SERVES THE COUNTY
10 IN WHOLE OR IN PART.

11 **SECTION 5.** In Colorado Revised Statutes, 31-15-401, add (1)(r)
12 and (2) as follows:

13 **31-15-401. General police powers.** (1) In relation to the general
14 police power, the governing bodies of municipalities have the following
15 powers:

16 (r) MAY INDEPENDENTLY INITIATE AND BRING CIVIL ___ ACTIONS
17 TO ENFORCE:

18 (I) PARTS 1, 2, 5, 7, 9, 11, 12, AND 14 OF ARTICLE 12 OF TITLE 38;
19 AND

20 (II) BEGINNING JANUARY 1, 2026, PARTS 4, 8, AND 10 OF ARTICLE
21 12 OF TITLE 38.

22 (2) (a) NOTWITHSTANDING ANY LAW TO THE CONTRARY, A
23 CONTRACT BETWEEN A MUNICIPALITY AND A PRIVATE ATTORNEY WHO THE
24 COUNTY RETAINS IN RELATION TO A CIVIL ACTION DESCRIBED IN
25 SUBSECTION (1)(r) OF THIS SECTION SHALL SPECIFY AN HOURLY RATE, NOT
26 TO EXCEED FIVE HUNDRED DOLLARS PER HOUR, AT WHICH THE
27 MUNICIPALITY COMPENSATES THE PRIVATE ATTORNEY.

1 (b) A MUNICIPALITY MAY USE AN AMOUNT EQUAL TO OR LESS
2 THAN TEN PERCENT OF ANY MONETARY AWARD RECEIVED AS A RESULT OF
3 A CIVIL ACTION COMMENCED PURSUANT TO SUBSECTION (1)(r) OF THIS
4 SECTION TO COVER THE COSTS OF THAT CIVIL ACTION, INCLUDING
5 ATTORNEY FEES.

6 (c) IN COMMENCING A CIVIL ACTION PURSUANT TO SUBSECTION
7 (1)(r) OF THIS SECTION, A MUNICIPALITY MAY CONFER WITH ANY HOUSING
8 AUTHORITY CREATED PURSUANT TO TITLE 29 THAT SERVES THE
9 MUNICIPALITY IN WHOLE OR IN PART.

10 **SECTION 6.** In Colorado Revised Statutes, **add** 38-12-513 as
11 follows:

12 **38-12-513. Receivership of residential housing - definition.**

13 (1) THE PURPOSE OF THIS SECTION IS TO ESTABLISH A RECEIVERSHIP
14 MECHANISM THAT WILL BE AVAILABLE AS A REMEDY FOR VIOLATIONS OF
15 APPLICABLE LAWS AND REGULATIONS BY THE LANDLORD OF MULTIFAMILY
16 RESIDENTIAL PROPERTY. THE DUTIES OF A RECEIVER ARE TO ACHIEVE THE
17 PURPOSES OF THIS PART 5 PURSUANT TO SECTION 38-12-501, TO ENSURE
18 THAT MULTIFAMILY RESIDENTIAL PROPERTY IS FIT FOR HUMAN
19 HABITATION AS REQUIRED BY SECTION 38-12-503 (1), AND TO ENSURE
20 THAT THE MULTIFAMILY RESIDENTIAL PROPERTY COMPLIES WITH ALL
21 COUNTY OR MUNICIPAL PUBLIC HEALTH CODES OR MUNICIPAL ORDINANCES
22 REGULATING PUBLIC HEALTH AND SAFETY THAT APPLY TO MULTIFAMILY
23 RESIDENTIAL PROPERTY.

24 (2) THE FOLLOWING PARTIES MAY APPLY TO THE DISTRICT COURT
25 FOR THE APPOINTMENT OF A RECEIVER TO OPERATE A MULTIFAMILY
26 RESIDENTIAL PROPERTY:

27 (a) THE ATTORNEY GENERAL, WHEN THE ATTORNEY GENERAL HAS

1 REASONABLE CAUSE TO BELIEVE THAT ANY PERSON, WHETHER IN THIS
2 STATE OR ELSEWHERE, HAS ENGAGED IN OR IS ENGAGING IN A PATTERN OF
3 NEGLECT IN CONNECTION WITH THE MULTIFAMILY RESIDENTIAL PROPERTY;
4 AND

5 (b) A COUNTY, CITY AND COUNTY, OR MUNICIPALITY, WHEN
6 THE COUNTY, CITY AND COUNTY, OR MUNICIPALITY HAS REASONABLE
7 CAUSE TO BELIEVE THAT ANY PERSON, WHETHER IN THIS STATE OR
8 ELSEWHERE, HAS ENGAGED IN OR IS ENGAGING IN A PATTERN OF NEGLECT
9 IN CONNECTION WITH THE MULTIFAMILY RESIDENTIAL PROPERTY.

10 (c) AS USED IN THIS SUBSECTION (2), UNLESS THE CONTEXT
11 OTHERWISE REQUIRES, "PATTERN OF NEGLECT" MEANS EVIDENCE THAT A
12 PERSON HAS MAINTAINED THE MULTIFAMILY RESIDENTIAL PROPERTY IN A
13 STATE OF DISREPAIR THAT CONSTITUTES A THREAT TO THE HEALTH,
14 SAFETY, OR SECURITY OF THE TENANTS OR THE PUBLIC. A THREAT TO THE
15 HEALTH, SAFETY, OR SECURITY OF THE TENANTS INCLUDES:

- 16 (I) A VERMIN OR RAT INFESTATION;
- 17 (II) FILTH OR CONTAMINATION;
- 18 (III) INADEQUATE VENTILATION, ILLUMINATION, SANITARY,
19 HEATING, OR LIFE SAFETY FACILITIES;
- 20 (IV) INOPERATIVE FIRE SUPPRESSION OR WARNING EQUIPMENT;
- 21 (V) INOPERATIVE DOORS OR WINDOW LOCKS; AND
- 22 (VI) ANY OTHER CONDITION THAT CONSTITUTES A HAZARD TO
23 TENANTS, OCCUPANTS, OR THE PUBLIC.

24 (3) (a) A PETITIONER SEEKING THE APPOINTMENT OF A RECEIVER
25 PURSUANT TO THIS SECTION MUST FILE AN APPLICATION WITH THE
26 DISTRICT COURT FOR THE COUNTY OR CITY AND COUNTY WHERE THE
27 MULTIFAMILY RESIDENTIAL PROPERTY IS LOCATED.

1 (b) (I) THE DISTRICT COURT SHALL NOT HOLD A HEARING
2 CONCERNING AN APPLICATION FOR THE APPOINTMENT OF A RECEIVER
3 PURSUANT TO THIS SECTION SOONER THAN THREE BUSINESS DAYS AFTER
4 THE FOLLOWING PARTIES HAVE BEEN SERVED WITH NOTICE THEREOF, AS
5 PROVIDED IN THE COLORADO RULES OF CIVIL PROCEDURE:

6 (A) THE LANDLORD OF THE MULTIFAMILY RESIDENTIAL PROPERTY;

7 (B) ANY LESSEE OR MORTGAGEE OF THE MULTIFAMILY
8 RESIDENTIAL PROPERTY, EXCEPT THAT THE FAILURE TO SERVE ANY SUCH
9 PARTY WHOSE NAME AND ADDRESS ARE NOT AVAILABLE TO THE
10 PETITIONER DOES NOT PRECLUDE THE COURT FROM HOLDING THE HEARING
11 OR INVALIDATING THE PROCEEDING SO LONG AS THE NOTICE IS POSTED AT
12 THE PROPERTY;

13 (C) THE CITY OR TOWN IN WHICH THE MULTIFAMILY RESIDENTIAL
14 PROPERTY IS LOCATED;

15 (D) THE COUNTY OR CITY AND COUNTY IN WHICH THE
16 MULTIFAMILY RESIDENTIAL PROPERTY IS LOCATED;

17 (E) THE ATTORNEY GENERAL'S OFFICE; ■

18 (F) THE DEPARTMENT OF LOCAL AFFAIRS; AND

19 (G) IF THE MULTIFAMILY RESIDENTIAL PROPERTY IS SUBJECT TO A
20 FORM OF LOCAL, STATE, OR FEDERAL GOVERNMENT SUBSIDY OR SUPPORT
21 OR OTHER GOVERNMENT ASSISTANCE THAT HAS A RECORDED USE
22 COVENANT UPON THE PROPERTY, THE PROVIDER OF THAT SUBSIDY,
23 SUPPORT, OR OTHER GOVERNMENT ASSISTANCE.

24 (II) IN PROVIDING NOTICE PURSUANT TO SUBSECTION (3)(b)(I) OF
25 THIS SECTION, A PARTY DOES NOT HAVE TO PROVIDE NOTICE TO ITSELF.

26 (III) A PETITIONER SEEKING THE APPOINTMENT OF A RECEIVER
27 PURSUANT TO THIS SECTION MUST CONSPICUOUSLY POST NOTICE OF THE

1 PETITION ON AND AROUND THE RELEVANT MULTIFAMILY RESIDENTIAL
2 PROPERTY. THIS NOTICE SHALL INCLUDE THE PHONE NUMBER AND EMAIL
3 ADDRESS OF THE PETITIONER. THE PETITIONER IS STRONGLY ENCOURAGED
4 TO POST THE NOTICE IN LANGUAGES OTHER THAN ENGLISH, IF THE
5 PETITIONER IS AWARE THAT THOSE LANGUAGES ARE SPOKEN BY THE
6 PROPERTY'S TENANTS.

7 (c) AN APPLICATION FOR APPOINTMENT OF A RECEIVER PURSUANT
8 TO THIS SUBSECTION (3) HAS PRECEDENCE AND PRIORITY OVER ANY CIVIL
9 OR CRIMINAL CASE PENDING IN THE DISTRICT COURT WHERE THE
10 APPLICATION IS FILED.

11 (4) (a) THE DISTRICT COURT'S APPOINTMENT OF A RECEIVER
12 PURSUANT TO THIS SECTION SHALL BE IN ACCORDANCE WITH AND
13 GOVERNED BY RULE 66 OF THE COLORADO RULES OF CIVIL PROCEDURE.

14 (b) TO APPOINT A RECEIVER PURSUANT TO THIS SECTION, THE
15 DISTRICT COURT MUST FIND THAT:

16 (I) GROUNDS FOR THE APPOINTMENT OF A RECEIVER EXIST DUE TO
17 A FINDING BY THE DISTRICT COURT, BASED ON A PREPONDERANCE OF THE
18 EVIDENCE, SUPPORTING THE RELEVANT CLAIMS IN AN APPLICATION
19 SUBMITTED BY A PARTY PURSUANT TO SUBSECTION (2) OF THIS SECTION;
20 AND

21 (II) PROPER NOTICE AS REQUIRED BY SUBSECTION (3) OF THIS
22 SECTION HAS BEEN SERVED.

23 (c) A RECEIVER APPOINTED BY THE DISTRICT COURT PURSUANT TO
24 THIS SECTION MUST BE A PERSON WITH KNOWLEDGE AND EXPERIENCE IN
25 THE OPERATION, MAINTENANCE, AND IMPROVEMENT OF RESIDENTIAL
26 HOUSING. THE RECEIVER MUST BE FINANCIALLY AND LEGALLY
27 INDEPENDENT OF THE MULTIFAMILY RESIDENTIAL PROPERTY'S OWNERSHIP

1 OR MANAGEMENT. THE DISTRICT COURT MAY ALSO REQUIRE THAT THE
2 RECEIVER POST A BOND WITH ADEQUATE SURETIES AS DETERMINED BY THE
3 COURT.

4 (d) IN APPOINTING A RECEIVER PURSUANT TO THIS SECTION, THE
5 DISTRICT COURT MUST HOLD A HEARING, AT WHICH TIME THE PARTIES MAY
6 APPEAR AND BE HEARD.

7 (e) FOLLOWING THE HEARING DESCRIBED IN SUBSECTION (4)(d) OF
8 THIS SECTION, IF THE COURT APPOINTS A RECEIVER, THE COURT MUST
9 ENTER AN ORDER OF APPOINTMENT THAT SPECIFIES THE DUTIES AND
10 RESPONSIBILITIES OF THE RECEIVER, WHICH MUST INCLUDE THAT THE
11 RECEIVER:

12 (I) WITHIN THIRTY DAYS OF BEING APPOINTED BY THE DISTRICT
13 COURT, SUBMIT A PLAN TO THE DISTRICT COURT FOR THE REMEDIATION OF
14 ANY VIOLATIONS OF THIS PART 5, OTHER THAN A VIOLATION OF SECTION
15 38-12-503 (5), A COUNTY OR CITY AND COUNTY PUBLIC HEALTH CODE, OR
16 A MUNICIPAL ORDINANCE;

17 (II) TAKE THE ACTIONS NECESSARY TO ENSURE THAT THE
18 MULTIFAMILY RESIDENTIAL PROPERTY IS NO LONGER IN VIOLATION OF THIS
19 PART 5, OTHER THAN A VIOLATION OF SECTION 38-12-503 (5), A COUNTY
20 OR CITY AND COUNTY PUBLIC HEALTH CODE, OR A MUNICIPAL ORDINANCE;

21 (III) NO LATER THAN EVERY THIRTY DAYS AFTER BEING
22 APPOINTED BY THE DISTRICT COURT, SUBMIT AN ACCOUNTING AND STATUS
23 REPORT TO THE DISTRICT COURT, WHICH MUST INCLUDE ACTIONS THAT
24 HAVE BEEN COMPLETED AND ACTIONS THAT ARE STILL ONGOING TO
25 ACHIEVE COMPLIANCE WITH THIS PART 5, A COUNTY OR CITY AND COUNTY
26 PUBLIC HEALTH CODE, OR A MUNICIPAL ORDINANCE; AND

27 (IV) AT THE END OF THE RECEIVERSHIP, AS DESCRIBED IN

1 SUBSECTION (8) OF THIS SECTION, SUBMIT A FINAL ACCOUNTING AND
2 STATUS REPORT TO THE COURT, WHICH MUST INCLUDE ACTIONS THAT
3 HAVE BEEN COMPLETED AND ACTIONS THAT ARE STILL ONGOING TO
4 ACHIEVE COMPLIANCE WITH THIS PART 5, A COUNTY OR CITY AND COUNTY
5 PUBLIC HEALTH CODE, OR A MUNICIPAL ORDINANCE.

6 (5) (a) A RECEIVER APPOINTED BY THE DISTRICT COURT PURSUANT
7 TO THIS SECTION HAS THE POWER TO:

8 (I) REMEDIATE ANY VIOLATION BY THE MULTIFAMILY RESIDENTIAL
9 PROPERTY OF THIS PART 5, OTHER THAN A VIOLATION OF SECTION
10 38-12-503 (5), A COUNTY OR CITY AND COUNTY PUBLIC HEALTH CODE, OR
11 A MUNICIPAL ORDINANCE;

12 (II) AS NECESSARY TO ACCOMPLISH THE REMEDIATION AND
13 COMPLIANCE DESCRIBED IN SUBSECTION (5)(a)(I) OF THIS SECTION:

14 (A) ENTER INTO NEW CONTRACTS;

15 (B) BORROW MONEY;

16 (C) SECURE FUNDS BY GRANTING LIENS UPON THE MULTIFAMILY
17 RESIDENTIAL PROPERTY; AND

18 (D) RECEIVE RENT FROM TENANTS OF THE MULTIFAMILY
19 RESIDENTIAL PROPERTY; AND

20 (III) EXERCISE ANY OTHER POWERS DEEMED NECESSARY BY THE
21 DISTRICT COURT AND NOT INCONSISTENT WITH RULE 66 OF THE COLORADO
22 RULES OF CIVIL PROCEDURE.

23 (b) THE RECEIVER'S FEES ESTABLISHED IN THE DISTRICT COURT'S
24 ORDER OF APPOINTMENT ENTERED PURSUANT TO SUBSECTION (4)(e) OF
25 THIS SECTION MAY ONLY BE COVERED BY MONEY THAT THE RECEIVER
26 RAISES PURSUANT TO SUBSECTION (5)(a)(II)(C) OF THIS SECTION.

27 (c) IN EXERCISING ITS POWERS PURSUANT TO THIS SUBSECTION (5),

1 A RECEIVER IS NOT REQUIRED TO EMPLOY STANDARD PUBLIC BIDDING
2 PRACTICES AND MAY:

- 3 (I) CARRY OUT EXECUTORY CONTRACTS;
- 4 (II) ENTER INTO NEW CONTRACTS;
- 5 (III) BORROW MONEY;
- 6 (IV) MORTGAGE OR PLEDGE PROPERTY;
- 7 (V) SELL ASSETS AT PUBLIC OR PRIVATE SALE;
- 8 (VI) MAKE AND RECEIVE CONVEYANCES IN THE CORPORATE NAME;
- 9 (VII) LEASE REAL ESTATE;
- 10 (VIII) SETTLE OR COMPROMISE CLAIMS;
- 11 (IX) COMMENCE AND PROSECUTE ALL ACTIONS AND PROCEEDINGS
12 NECESSARY TO ENABLE LIQUIDATION; AND

13 (X) DISTRIBUTE ASSETS EITHER IN CASH OR IN KIND AMONG
14 MEMBERS ACCORDING TO THEIR RESPECTIVE RIGHTS AFTER PAYING OR
15 ADEQUATELY PROVIDING FOR THE PAYMENT OF LIABILITIES.

16 (6) THE RECEIVER SHALL PERFORM DUTIES, ASSUME
17 RESPONSIBILITIES, AND PRESERVE THE MULTIFAMILY RESIDENTIAL
18 PROPERTY IN ACCORDANCE WITH ESTABLISHED PRINCIPLES OF LAW FOR
19 RECEIVERS OF REAL PROPERTY. IN SO DOING, THE RECEIVER:

20 (a) SHALL PERFORM THEIR DUTIES IN A WAY THAT MINIMIZES, TO
21 THE GREATEST EXTENT POSSIBLE, FURTHER DISRUPTION OF THE
22 MULTIFAMILY RESIDENTIAL PROPERTY'S TENANTS;

23 (b) SHALL COMMUNICATE, AT LEAST ONCE A WEEK, IN A MANNER
24 REASONABLY CALCULATED TO BE RECEIVED BY THE MULTIFAMILY
25 RESIDENTIAL PROPERTY'S TENANTS, SUCH AS BY CONSPICUOUSLY POSTING
26 COMMUNICATIONS ON AND AROUND THE PROPERTY OR ON THE PROPERTY'S
27 ONLINE TENANT PORTAL, CONCERNING WHAT MEASURES THE RECEIVER IS

1 TAKING TO BRING THE PROPERTY INTO COMPLIANCE WITH A COUNTY OR
2 CITY AND COUNTY PUBLIC HEALTH CODE, OR A MUNICIPAL ORDINANCE
3 AND OTHERWISE BRINGING THE PROPERTY INTO COMPLIANCE WITH THIS
4 PART 5;

5 (c) SHALL FIRST APPLY RENTS RECEIVED PURSUANT TO
6 SUBSECTION (5)(a)(II)(D) OF THIS SECTION TOWARD THE PAYMENT OF ANY
7 UTILITIES OR SERVICES FOR THE MULTIFAMILY RESIDENTIAL PROPERTY;

8 (d) AFTER APPLYING RENTS RECEIVED PURSUANT TO SUBSECTION
9 (5)(a)(II)(D) OF THIS SECTION AS DESCRIBED IN SUBSECTION (6)(c) OF THIS
10 SECTION, SHALL APPLY RENTS RECEIVED PURSUANT TO SUBSECTION
11 (5)(a)(II)(D) OF THIS SECTION TOWARD THE COST OF REMEDIATING ANY
12 VIOLATION BY THE MULTIFAMILY RESIDENTIAL PROPERTY OF THIS PART 5,
13 OTHER THAN A VIOLATION OF SECTION 38-12-503 (5), A COUNTY OR CITY
14 AND COUNTY PUBLIC HEALTH CODE, OR A MUNICIPAL ORDINANCE AND
15 OTHERWISE BRINGING THE PROPERTY INTO COMPLIANCE WITH THIS PART
16 5;

17 (e) AFTER APPLYING RENTS RECEIVED PURSUANT TO SUBSECTION
18 (5)(a)(II)(D) OF THIS SECTION AS DESCRIBED IN SUBSECTION (6)(d) OF THIS
19 SECTION, SHALL APPLY RENTS RECEIVED PURSUANT TO SUBSECTION
20 (5)(a)(II)(D) OF THIS SECTION FOR PURPOSES REASONABLY NECESSARY IN
21 THE ORDINARY COURSE OF BUSINESS OF THE MULTIFAMILY RESIDENTIAL
22 PROPERTY, INCLUDING MAINTENANCE AND UPKEEP OF THE PROPERTY;
23 MORTGAGES, OR OTHER DEBTS; AND PAYMENT OF THE RECEIVER'S FEES;

24 (f) HAS A FIDUCIARY DUTY TO THE OWNER OF THE MULTIFAMILY
25 RESIDENTIAL PROPERTY TO MAINTAIN AND PRESERVE THE PROPERTY SO
26 LONG AS THE VIOLATION BY THE MULTIFAMILY RESIDENTIAL PROPERTY OF
27 THIS PART 5, OTHER THAN A VIOLATION OF SECTION 38-12-503 (5), IS

1 ADDRESSED, AND OWES A DUTY TO THE PROPERTY'S RESIDENTS;

2 (g) SHALL NOT INITIATE A FORCIBLE ENTRY OR DETAINER ACTION
3 OR PROCEEDING RELATED TO THE NONPAYMENT OF BEFORE THE
4 BEGINNING OF THE RECEIVERSHIP;

5 (h) MAY INITIATE A FORCIBLE ENTRY OR DETAINER ACTION OR
6 PROCEEDING RELATED TO THE NONPAYMENT OF RENT THAT OCCURS
7 DURING THE RECEIVERSHIP; AND

8 (i) SHALL NOT INCREASE RENTS, FEES, OR COSTS CHARGED TO THE
9 THE MULTIFAMILY RESIDENTIAL PROPERTY'S TENANTS BEYOND THE
10 LEVELS OF THE RENTS, FEES, AND COSTS CHARGED WHEN THE COURT
11 APPOINTED THE RECEIVER.

12 (7) NOTHING IN THIS SECTION PREVENTS THE COURT FROM
13 ALTERING OR AMENDING THE TERMS AND CONDITIONS OF THE
14 RECEIVERSHIP OR THE RECEIVER'S RESPONSIBILITIES AND DUTIES
15 FOLLOWING A HEARING, AT WHICH TIME THE PARTIES MAY APPEAR AND BE
16 HEARD, AND NOTHING IN THIS SECTION PROHIBITS THE PARTIES FROM
17 STIPULATING TO THE TERMS AND CONDITIONS OF THE RECEIVERSHIP AND
18 THE RESPONSIBILITIES AND DUTIES OF THE RECEIVER, INCLUDING THE
19 DURATION THEREOF, WHICH STIPULATION MUST BE SUBMITTED TO THE
20 COURT FOR APPROVAL.

21 (8) (a) NO SOONER THAN NINETY DAYS AFTER THE DISTRICT COURT
22 HAS APPOINTED A RECEIVER FOR A MULTIFAMILY RESIDENTIAL PROPERTY,
23 ANY OF THE FOLLOWING MAY SUBMIT AN APPLICATION TO THE DISTRICT
24 COURT SEEKING THE TERMINATION OF THE RECEIVERSHIP:

25 (I) THE LANDLORD OF THE MULTIFAMILY RESIDENTIAL PROPERTY;

26 (II) ANY LESSEE OF THE ENTIRE MULTIFAMILY RESIDENTIAL
27 PROPERTY;

1 (III) THE ATTORNEY GENERAL'S OFFICE;

2 (IV) THE CITY OR TOWN IN WHICH THE MULTIFAMILY RESIDENTIAL
3 PROPERTY IS LOCATED; AND

4 (V) THE COUNTY OR CITY AND COUNTY IN WHICH THE
5 MULTIFAMILY RESIDENTIAL PROPERTY IS LOCATED.

6 (b) A DISTRICT COURT MAY ONLY TERMINATE A RECEIVERSHIP IF
7 IT:

8 (I) RECEIVES AN APPLICATION TO TERMINATE THE RECEIVERSHIP
9 PURSUANT TO SUBSECTION (8)(a) OF THIS SECTION;

10 (II) FINDS THAT TERMINATING A RECEIVERSHIP IS IN THE PUBLIC
11 INTEREST AND IN THE BEST INTEREST OF THE MULTIFAMILY RESIDENTIAL
12 PROPERTY'S TENANTS; AND

13 (III) FINDS THAT THE LANDLORD, OPERATOR, OR MANAGER OF THE
14 MULTIFAMILY RESIDENTIAL PROPERTY HAS:

15 (A) DEMONSTRATED THAT IT WILL CARRY OUT, IN THE TIME FRAME
16 MOST RECENTLY APPROVED BY THE COURT PURSUANT TO SUBSECTION (4)
17 OR (7) OF THIS SECTION, ANY REMAINING ACTIONS IDENTIFIED BY THE
18 RECEIVER AS NECESSARY TO ENSURE THAT THE MULTIFAMILY RESIDENTIAL
19 PROPERTY IS NO LONGER IN VIOLATION OF THIS PART 5, OTHER THAN A
20 VIOLATION OF SECTION 38-12-503 (5), A COUNTY OR CITY AND COUNTY
21 PUBLIC HEALTH CODE, OR A MUNICIPAL ORDINANCE;

22 (B) PAID OR DEPOSITED WITH THE DISTRICT COURT ANY MONEY
23 NECESSARY FOR THE RECEIVER TO COMPLETE THEIR DUTIES PURSUANT TO
24 THIS SECTION;

25 (C) AGREED TO ASSUME ALL LEGAL OBLIGATIONS, INCLUDING
26 DEBT OR LIENS, INCURRED BY THE RECEIVER IN CONNECTION WITH THE
27 RECEIVERSHIP OF THE MULTIFAMILY RESIDENTIAL PROPERTY;

1 (D) PAID _____ ANY COSTS INCURRED BY THE RECEIVER IN
2 CONNECTION WITH THE RECEIVERSHIP OF THE MULTIFAMILY RESIDENTIAL
3 PROPERTY; AND

4 (E) POSTED A BOND WITH THE DISTRICT COURT IN AN AMOUNT
5 DETERMINED BY THE DISTRICT COURT AND EQUAL TO NOT MORE THAN
6 FIFTY PERCENT OF THE FAIR MARKET VALUE OF THE MULTIFAMILY
7 RESIDENTIAL PROPERTY, WHICH BOND IS FORFEITED IN THE EVENT OF
8 FUTURE VIOLATION BY THE MULTIFAMILY RESIDENTIAL PROPERTY OF THIS
9 PART 5, OTHER THAN A VIOLATION OF SECTION 38-12-503 (5), A COUNTY
10 OR CITY AND COUNTY PUBLIC HEALTH CODE, OR A MUNICIPAL ORDINANCE
11 AND FAILURE TO BRING THE MULTIFAMILY RESIDENTIAL PROPERTY INTO
12 COMPLIANCE WITH THIS PART 5, COUNTY OR CITY AND COUNTY PUBLIC
13 HEALTH CODES, AND MUNICIPAL ORDINANCES, AND WHICH BOND IS
14 RELEASED WHEN THE ACTIONS, OBLIGATIONS, AND INDEBTEDNESS
15 IDENTIFIED IN THIS SUBSECTION (8)(b)(III) ARE COMPLETED OR OTHERWISE
16 SATISFIED.

17 (c) NOTWITHSTANDING SUBSECTION (8)(b) OF THIS SECTION, THE
18 DISTRICT COURT MAY TERMINATE THE RECEIVERSHIP UPON A FINDING
19 THAT THE RECEIVER HAS COMPLETED ITS WORK AND THAT ALL
20 VIOLATIONS BY THE MULTIFAMILY RESIDENTIAL PROPERTY OF THIS PART
21 5, OTHER THAN A VIOLATION OF SECTION 38-12-503 (5), A COUNTY OR
22 CITY AND COUNTY PUBLIC HEALTH CODE, OR A MUNICIPAL ORDINANCE
23 HAVE BEEN REMEDIED AND THE MULTIFAMILY RESIDENTIAL PROPERTY HAS
24 BEEN BROUGHT INTO COMPLIANCE WITH THIS PART 5, COUNTY OR CITY
25 AND COUNTY PUBLIC HEALTH CODES, AND MUNICIPAL ORDINANCES.

26 (d) UPON A FINDING THAT THE LANDLORD OF THE MULTIFAMILY
27 RESIDENTIAL PROPERTY HAS NOT COMPLIED WITH ANY OF THE CONDITIONS

1 IDENTIFIED IN SUBSECTION (8)(b)(III) OF THIS SECTION, THE DISTRICT
2 COURT MAY REAPPOINT THE RECEIVER.

3 (e) AFTER TERMINATING THE RECEIVERSHIP PURSUANT TO THIS
4 SUBSECTION (8), THE DISTRICT COURT:

5 (I) MAY APPOINT THE RECEIVER, OR ANOTHER QUALIFIED ENTITY
6 THAT SATISFIES THE REQUIREMENTS OF A RECEIVER ESTABLISHED IN
7 SUBSECTION (4)(c) OF THIS SECTION, TO MONITOR THE LANDLORD'S
8 OPERATION AND MAINTENANCE OF THE MULTIFAMILY RESIDENTIAL
9 PROPERTY; ==

10 (II) SHALL ORDER A FINAL ACCOUNTING AND FINALLY FIX THE FEES
11 AND EXPENSES OF THE RECEIVER FOLLOWING A HEARING, AT WHICH TIME
12 THE PARTIES MAY APPEAR AND BE HEARD; AND

13 (III) SHALL REQUIRE THE RECEIVER TO COMMUNICATE IN A
14 MANNER REASONABLY CALCULATED TO BE AVAILABLE TO THE
15 MULTIFAMILY RESIDENTIAL PROPERTY'S TENANTS, SUCH AS BY
16 CONSPICUOUSLY POSTING COMMUNICATIONS ON AND AROUND THE
17 PROPERTY OR ON THE PROPERTY'S ONLINE TENANT PORTAL, THAT THE
18 RECEIVERSHIP HAS BEEN TERMINATED AND THE NAME, PHONE NUMBER,
19 AND EMAIL ADDRESS OF THE OWNER, MANAGER, OR OTHER ENTITY THAT
20 WILL ASSUME THE RESPONSIBILITY OF MAKING THE PROPERTY COMPLIANT
21 WITH THIS PART 5, A COUNTY OR CITY AND COUNTY PUBLIC HEALTH CODE,
22 OR A MUNICIPAL ORDINANCE.

23 (9) NOTWITHSTANDING ANYTHING IN THIS SECTION TO THE
24 CONTRARY:

25 (a) NOTHING IN THIS SECTION RELIEVES THE LANDLORD OF THE
26 MULTIFAMILY RESIDENTIAL PROPERTY OF ANY CIVIL OR CRIMINAL
27 LIABILITY OR ANY DUTY IMPOSED BY REASON OF ACTS OR OMISSIONS OF

1 THE LANDLORD, NOR DOES THE DISTRICT COURT'S APPOINTMENT OF A
2 RECEIVER SUSPEND ANY OBLIGATION THE LANDLORD OF THE MULTIFAMILY
3 RESIDENTIAL PROPERTY OR ANY OTHER PERSON MAY HAVE FOR PAYMENT
4 OF TAXES, ANY OPERATING OR MAINTENANCE EXPENSES, OR MORTGAGES
5 OR LIENS, OR FOR REPAIR OF THE MULTIFAMILY RESIDENTIAL PROPERTY;

6 (b) A RECEIVER APPOINTED BY A DISTRICT COURT PURSUANT TO
7 THIS SECTION IS LIABLE FOR INJURIES TO PERSONS AND PROPERTY TO THE
8 SAME EXTENT AS THE LANDLORD OF THE MULTIFAMILY RESIDENTIAL
9 PROPERTY WOULD HAVE BEEN LIABLE; EXCEPT THAT, SUCH LIABILITY IS
10 LIMITED TO THE ASSETS AND INCOME OF THE RECEIVERSHIP, INCLUDING
11 ANY PROCEEDS OF INSURANCE PURCHASED BY THE RECEIVER IN ITS
12 CAPACITY AS RECEIVER;

13 (c) A RECEIVER IS NOT PERSONALLY LIABLE FOR ACTIONS OR
14 INACTIONS WITHIN THE SCOPE OF THE RECEIVER'S CAPACITY AS RECEIVER;

15 (d) ONLY A SUIT APPROVED BY THE DISTRICT COURT THAT
16 APPOINTS THE RECEIVER MAY BE BROUGHT AGAINST THE RECEIVER; ==

17 (e) NOTHING IN THIS SECTION LIMITS THE RIGHT OF TENANTS TO
18 SEEK A REMEDY FOR A VIOLATION OF THIS PART 5, OTHER THAN A
19 VIOLATION OF SECTION 38-12-503 (5), INCLUDING A BREACH OF THE
20 WARRANTY OF HABITABILITY, THAT OCCURRED BEFORE THE APPOINTMENT
21 OF A RECEIVER PURSUANT TO THIS SECTION;

22 (f) NOTHING IN THIS SECTION LIMITS THE POWERS OF ANY HOME
23 RULE MUNICIPALITY TO ENACT ORDINANCES OR OTHERWISE SAFEGUARD
24 THE HEALTH, SAFETY, AND WELFARE OF RESIDENTS OF MULTIFAMILY
25 RESIDENTIAL PROPERTIES; AND

26 (g) NOTHING IN THIS SECTION LIMITS THE RIGHT OF TENANTS TO
27 RAISE ANY COUNTERCLAIMS OR DEFENSES IN ANY SUMMARY PROCESS OR

1 OTHER ACTION REGARDING POSSESSION BROUGHT BY A RECEIVER.

2 **SECTION 7. Act subject to petition - effective date.** This act
3 takes effect at 12:01 a.m. on the day following the expiration of the
4 ninety-day period after final adjournment of the general assembly; except
5 that, if a referendum petition is filed pursuant to section 1 (3) of article V
6 of the state constitution against this act or an item, section, or part of this
7 act within such period, then the act, item, section, or part will not take
8 effect unless approved by the people at the general election to be held in
9 November 2026 and, in such case, will take effect on the date of the
10 official declaration of the vote thereon by the governor.