

SENATE FLOOR AMENDMENT

Second Reading

BY SENATOR Gonzales

1 Amend reengrossed bill, page 5, strike lines 6 through 22 and substitute:

2 "(12) "SUBSTANTIAL REPAIRS OR RENOVATIONS" MEANS REPAIRS
3 OR RENOVATIONS THAT:

4 (a) CANNOT BE REASONABLY ACCOMPLISHED IN A SAFE OR
5 EFFICIENT MANNER WITH THE TENANT IN PLACE;

6 (b) ARE NOT WORK THAT IS NECESSARY TO REMEDY A BREACH OF
7 THE WARRANTY OF HABITABILITY DESCRIBED IN SECTION 38-12-503; AND

8 (c) REQUIRE THE TENANT TO VACATE THE RESIDENTIAL PREMISES
9 FOR AT LEAST THIRTY DAYS."

10 Page 10, line 17, strike "A DESCRIPTION OF THE TIMELINE" and substitute
11 "AN EXPECTED COMPLETION DATE AND A GENERAL DESCRIPTION".

12 Page 10, strike lines 23 through 27.

13 Page 11, strike lines 1 through 7 and substitute:

14 "(E) FOR ANY REPAIRS OR RENOVATIONS EXPECTED TO LAST LESS
15 THAN ONE HUNDRED EIGHTY DAYS, PROVIDES THE TENANT A WRITTEN
16 NOTICE SENT IN A MANNER THAT THE LANDLORD TYPICALLY USES TO
17 COMMUNICATE WITH THE TENANT, WHICH NOTICE INCLUDES THE
18 EXPECTED COMPLETION DATE FOR THE REPAIRS OR RENOVATIONS. IF,
19 WITHIN TEN DAYS AFTER RECEIVING THE NOTICE, THE TENANT NOTIFIES
20 THE LANDLORD THAT THE TENANT WANTS TO RETURN TO THE RESIDENTIAL
21 PREMISES, THE LANDLORD SHALL OFFER THE TENANT THE FIRST RIGHT OF
22 REFUSAL TO SIGN A NEW RENTAL AGREEMENT WITH REASONABLE TERMS.
23 IF THE TENANT ACCEPTS THE NEW RENTAL AGREEMENT, THE TENANT HAS
24 THIRTY DAYS TO OCCUPY THE RESIDENTIAL PREMISES UNLESS THE PARTIES
25 MUTUALLY AGREE ON AN EXTENDED TIMELINE IN WRITING."

26 Page 11, lines 12 and 13, strike "THE REQUIREMENTS" and substitute "ALL
27 REQUIRED REMEDIAL ACTION".

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