



# Support SB 21-173


Sen. Gonzales/Moreno and Rep. Gonzales-Gutierrez/Caraveo

## Keep Coloradans Housed

### Solutions


 Require information about late fees to be included in tenant leases.


 • Limit late fees on unpaid rent to a set percentage, dollar amount and grace period.

 • Give Colorado renters more time to come up with their rent and avoid eviction.

 • Prohibit tenant evictions solely for owing late fees.

 • Ban lease clauses that provide financial incentives to landlords who evict.

 • Eliminate bond requirements so Colorado renters can offer legitimate defenses and are not priced out of court.

 • Establish a financial penalty for landlords who illegally lock out tenants.

**Tenants need solutions now. Polling by Strategies 360 indicates that the majority of Coloradans support the bill's provisions.**

- 80% of Colorado voters support capping how much landlords can charge in late fees.
- 69% support prohibiting landlords from charging interest on late fees.
- 82% support updating the law to allow courts to impose financial penalties on landlords who illegally lock out tenants without a court order.
- 74% feel that renters shouldn't have to pay excessive fees to raise health and safety concerns about their rental home as an eviction defense.
- 66% of voters say that renters need more due process protections in evictions cases.
- 76% say tenants should have more than just 10 days to catch up on back rent before landlords can file for eviction.

**Goal: to increase fairness in the eviction court process and reasonably limit late fees to prevent housing instability, eviction, and homelessness**



Renters contribute to communities everywhere.

Renters are teachers, parents, firefighters, bus drivers, and childcare providers who are the heart and soul of our communities.

No person, regardless of race, gender, class, sexual orientation, age, ability, citizenship, or previous criminal or housing record should be denied a home, nor forced to live apart from the networks and institutions our communities rely on to survive and thrive.



People of color, particularly Black and Latino tenants, constitute approximately 80% of people currently in a housing crisis and facing eviction.

Two-thirds of Colorado voters think tenants need more due process protections when it comes to evictions.

Setting in statute a tenant-friendly limit on late fees and a grace period is supported by 75% of the voters.

## Organizational Leads

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## Endorsing Organizations

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All Families Deserve a Chance Coalition  
Aurora City Council, Ward V  
Bell Policy Center  
Colorado Consumer Health Initiative  
Colorado Cross Disability Coalition  
Colorado Fiscal Institute  
Colorado Immigrant Rights Coalition  
Colorado Poverty Law Project  
Colorado Senior Lobby  
Colorado Village Collective  
Denver DSA  
East Colfax Collective  
Elder Action Network  
First Presbyterian Church  
Healthier Colorado  
Illuminate Colorado  
Jefferson County Food Policy Council  
Jefferson Unitarian Church Community Action Network  
Mental Health Colorado  
Mile High Connects  
Mile High United Way  
Raise Colorado  
Renters Roundtable  
Social Justice Ministry First Presbyterian Church of Pueblo  
Spring Institute for Intercultural Learning  
Table Mesa Village Tenant's Cooperative  
The Children's Campaign  
United for a New Economy  
Westwood Unidos  
Women's Foundation of Colorado  
Working Families Party