

## Appendix A: Colorado Landlord Legislative Overview (2025–2026)

This appendix provides a concise, high-level summary of key Colorado legislative updates impacting residential rental housing. These changes reflect the state's continued focus on transparency, housing access, and consumer protections. Our team actively monitors and implements required updates to ensure compliance while minimizing operational impact for property owners.

### **Housing Subsidy Acceptance (HB25-1240 – Effective 2025)**

Expands statewide requirements for landlords to accept housing assistance programs, including vouchers. The legislation emphasizes coordination with housing authorities and clarifies compliance expectations.

### **Rental Agreement Provisions Following Tenant Death (HB25-1108 – Effective 2025)**

Clarifies procedures allowing possession of a unit under specific conditions without formal eviction proceedings, while defining permissible uses of the security deposit related to damages.

### **Tenant Screening Modernization (HB25-1236 – Effective January 1, 2026)**

Introduces portable tenant screening reports and updates screening requirements, particularly for subsidized applicants, with the goal of reducing barriers to housing access.

### **Security Deposit Updates (HB25-1249 – Effective January 1, 2026)**

Updates timelines and standards for security deposit handling, emphasizing documentation and clearer distinctions between damages and normal wear and tear.

### **Fee Transparency Requirements (HB25-1090 – Effective January 1, 2026)**

Requires clearer disclosure of total rental costs, including mandatory fees, in advertising and lease agreements to promote pricing transparency.

### **Expanded Enforcement Authority (SB25-020 – Effective January 1, 2026)**

Broadens enforcement mechanisms for landlord-tenant compliance by granting additional authority to state and local agencies.

**Our Approach:** We are proactively updating lease documents, internal procedures, and staff training to align with these changes. Our goal is to keep your properties compliant, competitive, and positioned for long-term success while reducing administrative burden for owners.