

**First Regular Session
Seventieth General Assembly
STATE OF COLORADO**

INTRODUCED

LLS NO. 15-0388.02 Jerry Barry x4341

HOUSE BILL 15-1293

HOUSE SPONSORSHIP

McCann, Buckner, Court, Fields, Kagan, Lebsock, Lee, Primavera, Salazar

SENATE SPONSORSHIP

Aguilar,

House Committees
Business Affairs and Labor

Senate Committees

A BILL FOR AN ACT

101 **CONCERNING THE STATUTE OF LIMITATIONS FOR ACTIONS RELATED TO**
102 **RENT.**

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://www.leg.state.co.us/billsummaries>.)

Current law provides a 6-year statute of limitations for bringing an action for rent, but tenants have a 3-year statute of limitations to bring an action on a lease. The bill changes the statute of limitations to 3 years for both actions for rent and counterclaims or offsets related to the action for rent.

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.

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

2 **SECTION 1.** In Colorado Revised Statutes, 13-80-101, **add** (1)
3 (q) as follows:

4 **13-80-101. General limitation of actions - three years.** (1) The
5 following civil actions, regardless of the theory upon which suit is
6 brought, or against whom suit is brought, shall be commenced within
7 three years after the cause of action accrues, and not thereafter:

8 (q) ALL ACTIONS FOR ARREARS OF RENT AND ANY COUNTERCLAIM
9 OR OFFSET RELATED TO THE ACTION FOR ARREARS OF RENT.

10 **SECTION 2.** In Colorado Revised Statutes, 13-80-103.5, **repeal**
11 (1) (b) as follows:

12 **13-80-103.5. General limitation of actions - six years.** (1) The
13 following actions shall be commenced within six years after the cause of
14 action accrues and not thereafter:

15 (b) ~~All actions for arrears of rent;~~

16 **SECTION 3. Effective date - applicability.** This act takes effect
17 July 1, 2015, and applies to causes of action arising on or after said date.

18 **SECTION 4. Safety clause.** The general assembly hereby finds,
19 determines, and declares that this act is necessary for the immediate
20 preservation of the public peace, health, and safety.