



**The Littleton Real
Estate Company**
(303)730-8170

New Warranty of Habitability Bill

Highlights:

- New law defines uninhabitable premises
- Establishes Resident remedies for Breach of the Warranty of Habitability
- Under the law Resident's also have statutory duties to maintain the premises
- We will be taking any maintenance issues that fall into the list of making the property "uninhabitable" very seriously and we will be requiring that you attend to these issues promptly

New House Bill 1356 sets requirements on Owners/Landlords

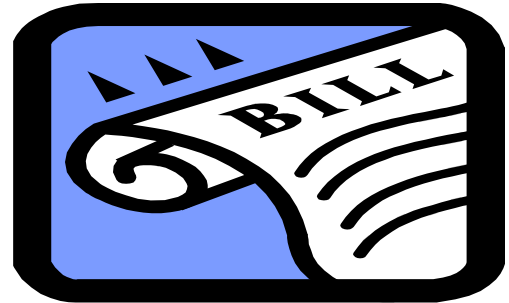
Our office staff recently attended a class regarding the new C.R.S. 38-15-503, we always want to have the most knowledge available on any new legislation regarding Property Management. This new law takes effect September 1st, 2008 and the law requires that every rental agreement now warrants that the rented residential premises are fit for human habitation.

An uninhabitable unit substantially lacks key characteristics, key property characteristics that MAY NOT be substantially lacking are:

- water proofing & weatherproofing
- Windows (cannot be broken) & doors (must be secure)
- running water
- adequate amounts of hot water
- functioning heating facilities
- electrical lighting
- compliance with all applicable building, housing and health codes

If you are an owner of a multi-family building or a unit in a multi-family complex the following also MAY NOT be substantially lacking:

- Common areas must be clean, sanitary, and free from debris, filth, rubbish & garbage
- There must be an appropriate extermination response to rodent or vermin infestations throughout the residential premises
- There must be an adequate number of exterior garbage receptacles
- Floors, stairways, and railings must be adequately maintained



The new law does require that all rentals meet key characteristics standards prior to being rented. If we are notified in writing from a tenant that the property has one of these characteristics that make the property unfit for human habitation and it is materially dangerous or hazardous to the Resident's life, health or safety we must cure the problem within a reasonable time frame. If we do not repair within a reasonable amount of time the Resident's have the ability to potentially terminate their lease, file an injunction to get the repairs completed, or withhold the rent. Ultimately, we want to be in compliance with all of our units and make sure we do not have problems with uninhabitable units. If you have a property that has any of these maintenance issues we will have to attend to these problems promptly. We want to make sure you know and understand this new law and the requirements of this new law. If you have any questions please do not hesitate to contact us.

LREC STAFF

Owner: Kurt Krantz, KKrantz@LRECo.com

Office Manager / Property Manager:
Josephine Gonzalez, JGonzalez@LRECo.com

Broker/Property Manager: Stephanie Carrera,
SCarrera@LRECo.com

Maintenance Coordinator: Emily Alexander,
Maintenance@LRECo.com

Receptionist/Assistant Property Mngr:
Alisha Wallerich, awallerich@LRECo.com



The Littleton Real Estate

5808 S. Rapp Street #107
Littleton, Co. 80120

Tel: 303-730-8170
Fax: 303-730-0221

“It’s all about the people...you are more than just a number to us!”
