

# Eviction Protections for Coloradans Who Receive SSDI, SSI, and TANF (Also Known As Cash Assistance)

House Prime Sponsors: Joseph, Ortiz; Senate Prime Sponsors: Fields, Winter

[HB23-1120](#) will make the eviction process more fair and return power to tenants who are most vulnerable to eviction.

## PROTECTING THE MOST VULNERABLE

**HB23-1120 would:**



**1. Require pre-litigation eviction mediation for tenants who receive Social Security Disability Insurance (SSDI), Supplemental Security Income (SSI), or Temporary Assistance for Needy Families (TANF):**

- Coloradans with disabilities face unique challenges in finding housing that is accessible and affordable when the state is already experiencing a housing crisis. Mediation provides the opportunity for parties to work out a solution without resorting to eviction.
- It also increases the likelihood that landlords can recoup unpaid rent and avoid the cost of litigation.

**2. Extend the period after an eviction judgment before law enforcement can execute writ of restitution from 10 to 30 days.**

- This extension gives tenants who receive TANF and who receive certain disabilities assistance reasonable time to arrange new accessible housing if they are evicted.

## HOW IT WOULD WORK

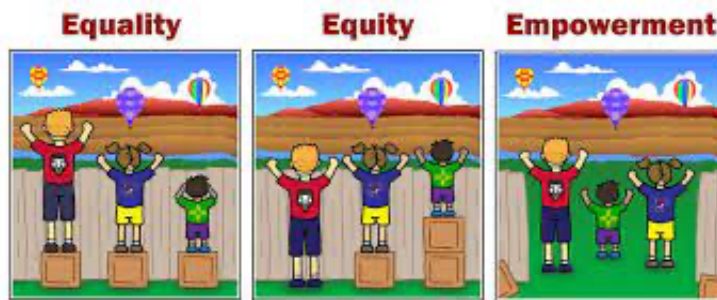
**Neutral mediators:** Mediation would be provided through the State Office of Dispute Resolution.

**No cost to tenants:** Mediation would be provided at no-cost to tenants while landlords would pay \$50 per hour.

**Notice of rights and tenant opt-in or out:** An eligible tenant would be required to opt-in or out to the mediation process when the eviction notice is delivered. The bill will require that the eviction notice and residential lease agreement contain a notice of the right to mediation for these tenants.

## FROM EQUITY TO EMPOWERMENT

This bill advances social equity by giving tenants with disabilities more negotiating power in the eviction process. It also requires reasonable extra time for them to find new housing that meets their accessibility needs if they are evicted.



## BUILDING ON CURRENT PROTECTIONS

### [HB21-1121: Residential Tenancy Eviction Procedures](#)

- Required that a court summons for eviction contain the consequences for not answering the summons, the content of an answer to the court summons, and the fees for filing an answer.
- Required a 10 day waiting period between an eviction judgment in favor of a landlord before law enforcement can execute a writ of restitution.

### [SB21-173: Rights in Residential Lease Agreements](#)

- Required landlords to accept late payment of rent after providing notice of nonpayment to the tenant.
- Prohibited fee-shifting clauses in lease agreements.

[HB10-1009: Suppressing Court Records of Eviction Proceeding](#) required courts to suppress records of an eviction proceeding until the eviction order is entered into action.

[SB19-180: Eviction Legal Defense Fund](#) created a \$750K grant program for nonprofits that provide legal services on behalf of indigent clients facing evictions.

---

## SUPPORTERS



DISABILITY LAW  
COLORADO™



COLORADO  
CHILDREN'S  
CAMPAIGN  
*Every Chance for Every Child*



NAACP

Colorado / Montana / Wyoming  
State Area Conference

PNC  
progress now colorado