

House Judiciary

02/24/2026 Upon Adjournment

HB26-1047 Protections for Residential Tenants

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Balachandar Chandrasekaran Against themselves	Against this Bill. Eviction Records: The bill would suppress all eviction records, making it difficult to access accurate tenant history. Administrative Burden: Providers would be required to attach full leases and ledgers to every payment demand. Â Payment Restrictions: It would prohibit electronic portals as the sole method for accepting rent.
Warren Linn Against themselves	This house bill is quite problematic for private landlords of residential real property. With the passing of many other bills coming into affect for 2026 in conjunction with this proposal, the industry is becoming unsustainable to support. Margins are already paper thin or non-existent, and this bill would make it even more difficult and risky to continue in the business with the suppression of eviction records, not to mention the other proposed requirements. Please hear the general public with how negatively this bill would impact the rental property landscape.
Jeany Rush Against themselves	TO: HOUSE JUDICIARY COMMITTEE RE: HB26-1047 Protections for Residential Tenants SPONSOR: JOSEPH FROM: JEANY RUSH, COLORADO CONSTITUENT 2-24-26 VOTE: NO BUTâ€¦â€¦â€¦

	<p>This bill has multiple issues to be addressed.</p> <p>Your statement on numbers is stunning!</p> <p>“Colorado has seen a significant rise in eviction filings in recent years, with approximately 31,500 filings in 2024 and more than 50,000 filings in 2025, including roughly 32,000 nonpayment-of-rent cases and nearly 13,000 lease-violation cases”</p> <p>We have organizations who help citizens in dire straights! THE constant bills to tie the hands of landlords, business owners, is destroying Colorado Economic Policy.</p> <p>The balance between mercy, responsibility, and interference is not being met in this state. This bill creates more required documentation for landlords in a world where they are already penalized for the Torts of tenants not meeting their real obligations.</p> <p>Tampering with eviction records does not help any future landlords in vetting potential tenants. They do have a right to do that.</p> <p>Squeezing out landlords in favor of the Commie style large ugly buildings in the name of affordable housing is not the answer either.</p> <p>Allowing over 40,000 ILLEGAL INVADERS TO enter Colorado, get benefits at our expense, and being given too many accommodations is not the answer either.</p> <p>There is a concern in this bill that is real: The right for a tenant to be able to engage without computers, portals, and be allowed to bring rents to a real location, and receive printed, written receipts for their protections. It is discrimination to assume many elderly, or low income folks have computer access. This keeps many from rental applications.</p> <p>We have enough Eviction Laws, and Procedures.</p> <p>A concern I have. This is America! We speak English.</p> <p>I am tired of having edicts to publish and do in multiple languages by Mandate. Should be a choice. WHEN people come here, they</p>
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	<p>know we speak English. They have to TAKE some responsibility to learn the language, or have help from family, or a service. I came from Germany and had to learn the language. That is not something that should be forced on the landlord! FREE ENTERPRISE????</p> <p>SAFETY CLAUSE USE IS ABUSE HERE! VOTERS DEFINITELY SHOULD HAVE A RIGHT TO VOTE ON THIS!</p>
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