

## **Colorado Rental Housing Law Update**

Numerous laws were passed in Colorado this year that impact the Colorado Rental Housing Industry. In this session we will discuss each law passed and what changes managers will need to make to follow the new laws. The laws that will be discussed are:

- 3-day to 10-day eviction notice
- Application fee cost limitations
- The Warrant of Habitability expansion
- New requirements for inspecting, reporting and resolving bed bug infestations



**Annie Murphy**

Annie Murphy is an attorney with Dufford, Waldeck, Milburn & Krohn, in Grand Junction, Colorado. She earned her J.D. at the University of Utah law school and is licensed to practice law in Colorado, Utah, and Wisconsin.

Annie represents commercial landlords and tenants and residential landlords in connection with the drafting, review, or negotiation of leases, property management agreements, public housing leases, House or Community Rules, and special policies (e.g., smoke free, marijuana, firearm/weapon, and crime free). She represents landlords and tenants in litigation and also defends landlords in administrative fair housing cases. Annie is knowledgeable about the laws applicable to housing providers of federally subsidized properties and counsels and educates clients and prospective clients on HUD rules, regulations, and recommendations. She counsels and informs landlords on special issues arising in residential and commercial leasing, such as notice requirements, warranty of habitability, criminal activity occurring on the property, fair housing or ADA discrimination, retaliation, security deposit return, legalization of marijuana, firearm prohibitions, and domestic violence.

Annie regularly conducts trainings and seminars for attorneys, housing providers and their staff, realtors, property managers and employers on issues regarding fair housing, reasonable accommodations, Americans with Disabilities Act, legal updates, and drafting, implementing, and enforcing policies, such as smoke-free and marijuana prohibitions, crime-free addendums, and weapons prohibitions or limitations.