

## Portable Screening Report for Residential Leases

**CO House Bill 23-1099** - <https://leg.colorado.gov/bills/hb23-1099>

Portable Tenant Screening Report or Screening Report means a consumer report prepared at the request of a prospective tenant that includes information provided by a consumer reporting agency, which report includes the following information about a prospective tenant and the state through which the information contained is current:

- a) Name
- b) Contact Information
- c) Verification of Employment & Income
- d) Last Known Address
- e) For each jurisdiction indicated in the consumer report as a prior residence of the prospective tenant, regardless of whether the residence is reported by the prospective tenant or by the consumer reporting agency preparing the consumer report:
  - I. A rental credit history report for the prospective tenant that complies with section 38-12-904 (1)(a) concerning a landlord's consideration of a prospective tenant's rental history; and
  - II. A criminal History record check for all federal, state, and local convictions of the prospective tenant that complies with section 38-12-904 (1)(b) concerning a landlord's consideration if a prospective tenant's arrest records.

Further, pursuant to C.R.S. § 38-12-904(1.5)(b), Equity Colorado, Inc. requires:

- (I) That the screening report was completed within the previous thirty days;
- (II) That the screening report is made directly available to the landlord by the consumer reporting agency for use in the rental application process or provided through a third-party website that regularly engages in the business of providing consumer reports and complies with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency;
- (III) That the screening report is made available to the landlord at no cost to access or use in the rental application process; and
- (IV) A statement from the prospective tenant that there has not been a material change in the information in the screening report, including the prospective tenant's name, address, bankruptcy status, criminal history, or eviction history, since the report was generated.

A landlord shall not charge a prospective tenant a fee to access or use the screening report.