



**Colorado
Legislative
Council
Staff**

HB17-1310

**FINAL
FISCAL NOTE**

FISCAL IMPACT: State Local Statutory Public Entity Conditional No Fiscal Impact

Drafting Number: LLS 17-0915 **Date:** August 31, 2017
Prime Sponsor(s): Rep. Kennedy; Jackson **Bill Status:** Postponed Indefinitely
 Sen. Fenberg **Fiscal Analyst:** Erin Reynolds (303-866-4146)

BILL TOPIC: RESIDENTIAL LANDLORD APPLICATION SCREENING FEE

Fiscal Impact Summary	FY 2017-2018	FY 2018-2019
State Revenue Cash Funds	Potential minimal increase.	
State Expenditures Cash Funds	Potential minimal workload increase.	
Appropriation Required: None.		
Future Year Impacts: Ongoing potential minimal revenue and workload increase.		

NOTE: This bill was not enacted into law; therefore, the impacts identified in this analysis do not take effect.

Summary of Legislation

The bill limits the application screening fee that a landlord can charge to a prospective tenant to a fee that covers only the landlord's actual costs.

Landlords must provide prospective tenants who have paid the fee with either a disclosure of anticipated expenses or an itemized receipt of actual expenses. If the fee exceeded the actual screening costs, the landlord must return the overage amount to the tenant.

A landlord that violates any of these provisions is liable to his or her tenant for two times the amount of the application screening fee, plus court costs and reasonable attorney fees.

State Revenue and Expenditures

The bill establishes a civil penalty for landlords. To the extent that civil cases are filed, revenue to and workload for the Judicial Department will increase. No change in appropriations is required.

Local Government Impact

Similar to the state, to the extent that civil cases are filed, revenue to and workload for the Denver County Court, which is funded by the City and County of Denver, will increase.

Effective Date

The bill was postponed indefinitely by the Senate State, Veterans, and Military Affairs Committee on May 1, 2017.

State and Local Government Contacts

Judicial

Local Affairs

Regulatory Agencies