



Colorado  
Legislative  
Council  
Staff

SB17-245

FISCAL NOTE

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

Drafting Number: LLS 17-1055  
Prime Sponsor(s): Sen. Priola  
Rep. Pabon

Date: March 21, 2017  
Bill Status: Senate Local Government  
Fiscal Analyst: Josh Abram (303-866-3561)

BILL TOPIC: TENANCIES ONE MONTH TO ONE YEAR NOTICE

Summary of Legislation

Under current law, a residential tenancy of one month or more but less than six months may be terminated by either party with seven days notice. This bill extends the notice to 21 days. The bill also requires 21 days notice for a landlord to increase rent in tenancies of one month or longer, but less than one year, and where there is no written agreement between the landlord and the tenant.

Local Government Impact

For local governments that serve as housing authorities and act as landlords, there may be a slight increase in workload and expenditures to abide by the bill's increased notification period for terminating tenancies or increasing rent. Any increase is expected to be minimal.

Effective Date

The bill takes effect August 9, 2017, if the General Assembly adjourns on May 10, 2017, as scheduled, and no referendum petition is filed.

State and Local Government Contacts

Judicial

Law

Local Affairs

Regulatory Agencies