



Legislative  
Council Staff

*Nonpartisan Services for Colorado's Legislature*

HB 18-1126

**FISCAL NOTE**

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<b>Drafting Number:</b>	LLS 18-0673	<b>Date:</b>	February 8, 2018
<b>Prime Sponsors:</b>	Rep. Rosenthal	<b>Bill Status:</b>	House Local Government
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**Bill Topic:** LIMIT HOA REGULATION OF DOGS BY SIZE OR BREED

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**Summary of Fiscal Impact:** **No Fiscal Impact.** This bill prohibits a common interest community covenant from including a restriction on dogs based solely on the dog's breed, weight, or size.

**Appropriation Summary:** No appropriation is required.

**Fiscal Note Status:** This fiscal note reflects the introduced bill.

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**Summary of Legislation**

The Colorado Common Interest Ownership Act creates a framework for the creation and operation of common interest communities. Common interest communities include condominiums, co-ops, retirement communities, vacation timeshares, and other housing developments comprised of individually owned units, in addition to shared facilities and common areas such as playgrounds, parking lots, and swimming pools. In the case of condominiums and some neighborhoods with single-family homes, the management and funding of the shared facilities and common areas are facilitated through a homeowners' association or HOA.

This bill invalidates any HOA covenant that prohibits the keeping of certain types of dogs based solely on a breed, weight, or size classification. An HOA may regulate the number of dogs per household, and may enforce covenants concerning dog or owner behavior, including nuisance barking and waste disposal.

**Assessment of No Fiscal Impact**

The bill affects the contractual relationship between HOAs and individual unit owners. There is no change to the workload, expenditures, or revenue of any state agency or local government. For this reason, the bill is assessed as having no fiscal impact.

**Effective Date**

The bill takes effect August 8, 2018, if the General Assembly adjourns on May 9, 2018, as scheduled, and no referendum petition is filed.

**State and Local Government Contacts**

Law            Regulatory Agencies