



Legislative
Council Staff

Nonpartisan Services for Colorado's Legislature

HB 18-1126

FINAL FISCAL NOTE

Drafting Number:	LLS 18-0673	Date:	June 11, 2018
Prime Sponsors:	Rep. Rosenthal	Bill Status:	Lost in House
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Bill Topic: LIMIT HOA REGULATION OF DOGS BY SIZE OR BREED

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

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 was lost on third reading in the House of Representatives on February 26, 2018.

State and Local Government Contacts

Law Regulatory Agencies