



Legislative  
Council Staff

*Nonpartisan Services for Colorado's Legislature*

**FISCAL NOTE**

**Drafting Number:** LLS 18-1030  
**Prime Sponsors:** Rep. Ginal

**Date:** April 10, 2018  
**Bill Status:** House Transportation  
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**Bill Topic:** DEPARTMENT OF TRANSPORTATION WAIVER VALUATIONS

**Summary of  
Fiscal Impact:**

- State Revenue
- State Expenditure (*reduction*)
- State Transfer
- TABOR Refund
- Local Government
- Statutory Public Entity

The bill allows the Colorado Department of Transportation to substitute a waiver valuation for a real estate appraisal when disposing of property with a value less than \$25,000. The bill reduces expenditures and workload on an ongoing basis.

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

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

**Table 1  
State Fiscal Impacts Under HB 18-1349**

		FY 2018-19	FY 2019-20
<b>Revenue</b>		-	-
<b>Expenditures</b>	State Highway Fund	up to (\$75,000)	up to (\$75,000)
<b>Transfers</b>		-	-

**Summary of Legislation**

Subject to certain conditions, federal law allows the Colorado Department of Transportation (CDOT) to prepare a waiver valuation, rather than a formal real estate appraisal, to value property that the department seeks to acquire for a federal aid transportation project, and property that the department wishes to sell that is valued at no more than \$25,000. Under current Colorado law, CDOT may only use a waiver valuation for land it wishes to dispose of if the anticipated value of the property is \$5,000 or less.

This bill harmonizes state law with federal law by allowing CDOT to use waiver valuations for property that CDOT owns and seeks to dispose of if the property is anticipated to have a value of \$25,000 or less. The bill also clarifies that a waiver valuation is not a real estate appraisal, and amends the definition of "real estate appraiser" to clarify that any individual, including a licensed or certified real estate appraiser, is not an appraiser for purposes of performing a waiver valuation.

**State Expenditures**

The bill reduces CDOT expense and workload by enabling more federal waiver valuations, in lieu of requiring more time-consuming and expensive real estate appraisals. CDOT can develop a waiver valuations in 2 to 3 business days on average, at a cost range of between \$800 to \$2,000 per valuation. Real estate appraisals for similar properties may cost between \$3,000 to \$5,000 per appraisal, and take between 15 and 60 days to complete.

In 2017, CDOT prepared appraisals on about 30 properties that fell below the \$25,000 federal waiver threshold at a per appraisal cost of about \$4,000, costing the department about \$120,000. Had the same properties been prepared as waiver valuations at a per valuation cost of \$1,500, the total cost would have been about \$45,000, or a \$75,000 cost savings.

**Effective Date**

The bill takes effect upon signature of the Governor, or upon becoming law without his signature.

**State and Local Government Contacts**

Counties	Law	Local Affairs
Municipalities	Regulatory Agencies	Transportation