



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL NOTE

Drafting Number:	LLS 18-0844	Date:	February 5, 2018
Prime Sponsors:	Sen. Williams A.; Priola Rep. Jackson; Wilson	Bill Status:	Senate Business
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Bill Topic: TIME PERIOD FOR TENANT TO CURE UNPAID RENT

Summary of Fiscal Impact:

<input type="checkbox"/> State Revenue	<input type="checkbox"/> TABOR Refund
<input checked="" type="checkbox"/> State Expenditure (<i>minimal</i>)	<input checked="" type="checkbox"/> Local Government
<input type="checkbox"/> State Transfer	<input type="checkbox"/> Statutory Public Entity

The modifies the conditions for eviction to allow a tenant additional time to cure unpaid rent and terminate an eviction proceeding. The bill minimally increases workload for state agencies and local governments that assist with landlord tenant relations.

Appropriation Summary: No appropriation is required.

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

Summary of Legislation

Under current law a tenant is given 3 days to pay unpaid rent or vacate the property before a landlord may begin eviction proceedings. When a landlord begins an eviction proceeding, the courts set a date within 7 to 14 days for the tenant to appear to address the eviction. This bill allows a tenant to pay all outstanding amounts anytime before the date he or she is required to appear in court; however, should the tenant violate the same rental agreement within 6 months of the previous violation, the landlord may require payment within 3 days.

State Expenditures

The Division of Housing in the Department of Local Affairs provides rental assistance statewide through local housing authorities and non-profit service organizations. The bill will minimally increase workload in the division to update information sources and provide guidance concerning the law to clients and partner service agencies. This effort does not require additional appropriations.

Local Government

Similar to state expenditures, local housing authorities and other local government programs will have a slight increase in workload efforts to adjust internal documents and assist housing clients with landlord tenant disputes.

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. The bill applies to conduct occurring on or after that date.

State and Local Government Contacts

Judicial

Law

Local Affairs

Regulatory Agencies