



Legislative
Council Staff

Nonpartisan Services for Colorado's Legislature

SB 19-225

FISCAL NOTE

Drafting Number:	LLS 19-0423	Date:	April 4, 2019
Prime Sponsors:	Sen. Gonzales; Rodriguez Rep. Lontine; Gonzales-Gutierrez	Bill Status:	Senate SVMA
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Bill Topic: AUTHORIZE LOCAL GOVERNMENTS TO STABILIZE RENT

Summary of Fiscal Impact: **No fiscal impact.** The bill removes a state prohibition on local government ordinance or regulation that control rent on private residential property.

Appropriation Summary: No appropriation is required.

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

Summary of Legislation

Current law prohibits a local government from enacting laws that control rent on private residential real property, or private residential housing units. This bill removes the prohibition, and permits local governments to enact local laws or regulations that stabilize rent on private residential property.

Assessment

Removing a state prohibition on local rent control ordinance does not change the expenditures or revenue of any state agency or local government. Adopting and enforcing ordinance or regulation is inherent in the annual conduct of local governments; allowing local governments to enact and enforce regulations does not equate to new expenditures or revenue for those governments; however, depending on the types of ordinance adopted, local governments potentially increase revenue and expenditures to enact and enforce those future laws. Although future actions may create fiscal impacts for local governments that choose to enact rent control ordinances, this bill has no direct impact on those revenue, expenditures, or workload. For this reason, the bill is assessed as having no fiscal impact.

Effective Date

The bill takes effect August 2, 2019, if the General Assembly adjourns on May 3, 2019, as scheduled, and no referendum petition is filed.

State and Local Government Contacts

Counties
Municipalities

Judicial
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Local Affairs