



Legislative  
Council Staff

*Nonpartisan Services for Colorado's Legislature*

**SB 20-108**

# FINAL FISCAL NOTE

<b>Drafting Number:</b>	LLS 20-0199	<b>Date:</b>	August 24, 2020
<b>Prime Sponsors:</b>	Sen. Gonzales Rep. Gonzales-Gutierrez	<b>Bill Status:</b>	Postponed Indefinitely
		<b>Fiscal Analyst:</b>	Matt Bishop   303-866-4796 Matt.Bishop@state.co.us

**Bill Topic:** **LANDLORD PROHIBITIONS TENANT CITIZENSHIP STATUS**

<b>Summary of Fiscal Impact:</b>	<input checked="" type="checkbox"/> State Revenue	<input type="checkbox"/> TABOR Refund
	<input checked="" type="checkbox"/> State Expenditure	<input checked="" type="checkbox"/> Local Government
	<input type="checkbox"/> State Transfer	<input type="checkbox"/> Statutory Public Entity

The bill would have prohibited a landlord from using or disclosing information regarding a tenant's citizenship or immigration status, and permitted a tenant to bring civil action against a landlord for engaging in prohibited conduct. The bill may have minimally increased revenue and expenditures in the Judicial Department or in local governments associated with civil cases.

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

**Fiscal Note  
Status:** The fiscal note reflects the introduced bill. This bill was not enacted into law; therefore, the impacts identified in this analysis do not take effect.

## Summary of Legislation

The bill prohibits landlords from certain activities related to a tenant's citizenship or immigration status. Specifically, it prohibits:

- demanding, requesting, or collecting such information;
- disclosing or threatening to disclose such information to any person, entity, or immigration or law enforcement agency;
- harassing or intimidating a tenant for exercising these rights or opposing prohibited conduct;
- interfering with these rights;
- refusing to enter into a lease agreement or approve a subtenancy based on citizenship or immigration status; or
- bringing an action to recover a dwelling unit based on the tenant's immigration or citizenship status.

The bill further allows a tenant to bring civil action against a landlord who engages in prohibited conduct and seek the following remedies:

- compensatory damages;
- a civil penalty up to \$2,000, payable to the tenant;
- costs, including attorney's fees; and
- other equitable relief the court finds appropriate.

The bill permits any party to such a civil action to demand a trial by jury.

**State Revenue and Expenditures**

A tenant may file a civil suit against a landlord for engaging in the prohibited conduct described in the bill. To the extent that civil cases are filed, revenue from court filings to and related workload for the Judicial Department will increase. No change in appropriations is required.

**Effective Date**

This bill was postponed indefinitely by the House Business Affairs and Labor Committee on May 27, 2020.

**State and Local Government Contacts**

Judicial            Counties            Local Affairs            Municipalities