



Legislative
Council Staff

Nonpartisan Services for Colorado's Legislature

SB 20-224

FINAL FISCAL NOTE

Drafting Number:	LLS 20-1333	Date:	August 25, 2020
Prime Sponsors:	Sen. Gonzales Rep. Gonzales-Gutierrez	Bill Status:	Signed into Law
		Fiscal Analyst:	Matt Bishop 303-866-4796 Matt.Bishop@state.co.us

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

Summary of Fiscal Impact:	<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 prohibits a landlord from using or disclosing information regarding a tenant's citizenship or immigration status, and permits a tenant to bring civil action against a landlord for engaging in prohibited conduct. The bill may minimally increase 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 enacted bill.

Summary of Legislation

Beginning January 1, 2021, 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, except if the landlord is also the tenant's employer and is required to collect it in that capacity;
- 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 allows a tenant to bring civil action against a landlord who engages in prohibited conduct, and permits any party to such a civil action to demand a trial by jury. In a civil action, a tenant may 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.

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 additional 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 signed into law by the Governor and took effect on June 30, 2020.

State and Local Government Contacts

Judicial

Counties

Local Affairs

Municipalities