



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Final Fiscal Note

Drafting Number:	LLS 21-0918	Date:	July 12, 2021
Prime Sponsors:	Rep. Titone Sen. Zenzinger; Hisey	Bill Status:	Signed into Law
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Bill Topic: **UNUSED STATE-OWNED REAL PROPERTY BENEFICIAL USE**

Summary of Fiscal Impact:

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

The bill requires the Department of Personnel and Administration to maintain an inventory of unused, state-owned, real property. It increases state expenditures on an ongoing basis.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: The fiscal note reflects the enacted bill.

Summary of Legislation

The bill requires the Department of Personnel and Administration (DPA) to maintain, annually update, and post online an inventory of unused, state-owned, real property. The department must determine if any such property is suitable for the construction of affordable housing, child care, public schools, residential mental and behavioral health care, or renewable energy facilities, with consultation from the State Architect, the Department of Local Affairs, the Colorado Housing and Finance Authority, and other subject matter experts. DPA may seek proposals from developers for affordable housing or renewable energy projects and, upon approval by the Capital Development Committee, enter into contracts for those projects.

The bill creates the Unused State-Owned Real Property Fund, which consists of proceeds from the sale, rent, or lease of unused, state-owned, real property. DPA may use the fund to carry out these duties, including appraisals, surveys, and property improvements, subject to annual appropriations.

State Expenditures

The bill increases workload in the Office of the State Architect in DPA to maintain and update the inventory. This can be accomplished within existing appropriations. In the event that DPA pursues eligible projects on unused state property, expenditures will increase for related services, including

appraisals, environmental assessments, surveys, and other administrative costs. These expenditures will be paid from the Unused State-Owned Real Property Cash Fund created by the bill and will be addressed through the annual budget process. The average cost per project is estimated to be \$400,000, but exact costs will depend on the property and nature of the project.

Workload also increases in the Department of Local Affairs to advise DPA; this can be accomplished within existing appropriations.

Effective Date

The bill was signed into law by the Governor on June 18, 2021, and takes effect on September 7, 2021, assuming no referendum petition is filed.

State and Local Government Contacts

Local Affairs

Personnel

Treasury