



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Fiscal Note

Drafting Number: LLS 22-0290
Prime Sponsors: Rep. Rich

Date: January 18, 2022
Bill Status: House Business
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Bill Topic: HOME OWNERS' REASONABLE ACCESS TO COMMON AREAS

Summary of Fiscal Impact: **No fiscal impact.** The bill updates requirements for home owners' associations to restrict access to common elements of a community. It is assessed as having no fiscal impact on state and local governments.

Appropriation Summary: No appropriation is required.

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

Summary of Legislation

Current law allows a home owners' association (HOA) to regulate the use, maintenance, repair, replacement, and modification of a community's common elements. The bill specifies that an HOA must protect owners' and their guests' access to common elements by clarifying when an HOA may restrict access and requiring HOAs to notify owners of restrictions lasting longer than 24 hours.

Assessment of No Fiscal Impact

HOAs are regulated by the HOA Information and Resource Center in the Department of Regulatory Agencies. The updated restrictions regarding common elements are not expected to meaningfully impact the workload or responsibilities of the center, and the bill is assessed as having no fiscal impact.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed. It applies to activities occurring on and after the bill's effective date.

State and Local Government Contacts

Regulatory Agencies