



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Final Fiscal Note

Drafting Number:	LLS 23-0518	Date:	July 27, 2023
Prime Sponsors:	Rep. Valdez Sen. Winter, F.; Jaquez Lewis	Bill Status:	Signed into Law
		Fiscal Analyst:	Clayton Mayfield 303-866-5851 clayton.mayfield@coleg.gov

Bill Topic: **PET ANIMAL OWNERSHIP IN HOUSING**

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 provides protections for pet ownership in housing. Starting in FY 2023-24, the bill may minimally increase state and local expenditures and may increase state revenue 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 provides several protections for pet ownership in housing. Specifically, this bill:

- prohibits homeowner insurance and dwelling fire insurance providers from changing premiums on, refusing to issue, cancelling, or refusing to renew a policy based on the breed of dog kept at a home, unless the premium amount is based on sound underwriting and actuarial principles;
- requires that officers conducting an eviction follow specific protocols when a pet is present;
- establishes limits on security deposit and rent amounts that a landlord may charge for pets; and,
- excludes pets from the personal items against which a landlord may place a lien for unpaid rent.

State Revenue and Expenditures

If the bill increases civil case filings, state revenue from filing fees and trial court workload in the Judicial Department may minimally increase starting in FY 2023-24. This fee revenue is subject to TABOR. No change in appropriations is required.

Local Government

For municipalities operating public housing where pets are currently prohibited, the bill may increase expenditures to communicate with residents and adjust rental leases to allow tenants to keep pets.

Sheriffs and any other local law enforcement involved in conducting evictions will be required to update procedures and training to conform with the bill's pet protocols.

Effective Date

The bill was signed into law by the Governor on June 7, 2023 and takes effect on August 7, 2023, assuming no referendum petition is filed.

State and Local Government Contacts

Counties	Housing Finance Authority	Judicial
Law	Local Affairs	Municipalities
Regulatory Agencies	Revenue	