



Legislative Council Staff
Nonpartisan Services for Colorado's Legislature

Final Fiscal Note

Table with 2 columns: Field (Drafting Number, Prime Sponsors, Date, Bill Status, Fiscal Analyst) and Value (LLS 24-0043, Rep. Brown; Weissman, Sen. Cutter, June 28, 2024, Signed into Law, Clayton Mayfield | 303-866-5851, clayton.mayfield@coleg.gov)

Bill Topic: PRICE GOUGING IN RENT DECLARED DISASTER

Table with 2 columns: Category (Summary of Fiscal Impact) and Options (State Revenue, State Expenditure, State Transfer, TABOR Refund, Local Government, Statutory Public Entity)

The bill creates an unfair and unconscionable act for price gouging of rent-based housing during disaster periods. Starting in FY 2024-25, the bill may minimally increase state revenues and expenditures and local workload on an ongoing basis.

Appropriation Summary: No appropriation is required.

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

Summary of Legislation

The bill creates an unfair and unconscionable act for price gouging of rent-based housing during disaster periods in designated areas. Enforcement actions may be brought by the Attorney General or the district attorney with appropriate jurisdiction. Additionally, tenants may bring civil actions for violations.

State Revenue

Civil penalties. Under the Colorado Consumer Protection Act, a person engaging in an unfair and unconscionable act may be subject to a civil penalty of up to \$20,000 for each violation. Additional penalties may be imposed for subsequent violations of a court order or injunction. This revenue is classified as a damage award and not subject to TABOR. Given the uncertainty about the number of cases that may be pursued by the Attorney General and district attorneys, as well as the wide range in potential penalty amounts, the fiscal note cannot estimate the potential impact of these civil penalties.

Filing fees. The bill may increase revenue to the Judicial Department from an increase in civil case filings. Revenue from filing fees is subject to TABOR.

State Expenditures

Department of Law. Workload in the Department of Law will minimally increase to the extent that complaints are filed. The department will review complaints under the bill and prioritize investigations as necessary within the overall number of deceptive trade practice complaints and available resources.

Judicial Department. The trial courts in the Judicial Department may have an increase in cases filed under the Colorado Consumer Protection Act from the addition of a new unfair and unconscionable act. It is assumed that persons offering rent-based housing will abide by the law and that any violation of the legislation will result in minimal number of new cases. The fiscal note assumes that this work can be accomplished within existing resources and that no change in appropriations is required.

Local Government

Similar to the state, to the extent district attorneys receive complaints related to the new prohibitions under the bill, workload will increase to investigate complaints and seek relief when appropriate. It is assumed most such cases will be handled at the state level by the Attorney General.

Effective Date

This bill was signed into law by the Governor and took effect on June 5, 2024.

State and Local Government Contacts

District Attorneys

Judicial

Law

The revenue and expenditure impacts in this fiscal note represent changes from current law under the bill for each fiscal year. For additional information about fiscal notes, please visit the [General Assembly website](#).