



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Fiscal Note

Drafting Number:	LLS 24-0587	Date:	February 21, 2024
Prime Sponsors:	Sen. Gardner Rep. Snyder	Bill Status:	Senate Judiciary
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Bill Topic:	UNIFORM UNLAWFUL RESTRICTIONS IN LAND RECORDS
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Summary of Fiscal Impact:	<input type="checkbox"/> State Revenue	<input type="checkbox"/> State Transfer	<input checked="" type="checkbox"/> Local Government
	<input checked="" type="checkbox"/> State Expenditure	<input type="checkbox"/> TABOR Refund	<input type="checkbox"/> Statutory Public Entity

The bill enacts the Uniform Unlawful Restrictions in Land Records Act. It minimally increases state and local workload and local revenue starting in FY 2024-25.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: The fiscal note reflects the introduced bill, which is recommended by the Colorado Commission on Uniform State Laws.

Summary of Legislation

Current law declares a restriction in a land record unlawful if the restriction is based on race, color, religion, national origin, sex, familial status, disability, or other personal characteristics. The bill enacts the Uniform Unlawful Restrictions in Land Records Act and establishes a process for a property owner or homeowner association (HOA) to remove unlawful restrictions from a title or other document related to residential property.

Specifically, the bill allows property owners, HOAs, and HOA unit owners to remove unlawful restrictions from land records through a uniform amendment process and form filed with the county clerk and recorder's office.

State Expenditures

The HOA Information and Resource Center in the Department of Regulatory Agencies serves as a resource for consumers to understand rights and responsibilities under current law. The center also registers common interest communities like HOAs and other housing cooperatives, tracks complaints, and notifies HOAs of statutory changes. Workload may increase for the center to respond to questions from HOAs and residents. This workload is expected to be minimal and no change in appropriations is required.

Local Government

Starting in FY 2024-25, workload and revenue from filing fees for the county clerk and recorder's office will increase to process land title amendments removing unlawful restrictions, update grantor and grantee indices, and cross reference documents for accuracy. This workload and fee revenue is expected to be minimal.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed.

State and Local Government Contacts

County Clerks
Regulatory Agencies

Judicial

Local Affairs

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](#).