



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 25-1108: PROHIBITIONS IN RENTAL AGREEMENTS DUE TO DEATH

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**Prime Sponsors:**

Rep. Weinberg

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**Date:** February 10, 2025

**Fiscal note status:** The fiscal note reflects the introduced bill.

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### Summary Information

**Overview.** The bill prohibits certain clauses in residential rental agreements from being enforced when the tenant or responsible party dies.

**Types of impacts.** The bill is projected to affect the following areas on an ongoing basis:

- Minimal State Workload

**Appropriations.** No appropriation is required.

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**Table 1**  
**State Fiscal Impacts**

<b>Type of Impact</b>	<b>Budget Year FY 2025-26</b>	<b>Out Year FY 2026-27</b>
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

## **Summary of Legislation**

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The bill prohibits certain clauses in residential rental agreements from being enforced when the tenant or responsible party dies. This includes requiring payments of liquidated damages, acceleration of rent, repayment of concessions or move-in discounts to the landlord, payments of fees or penalties from the early termination of agreements, or the forfeiture of refundable sums of money.

## **State Revenue and Expenditures**

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The bill primarily impacts contracts between private parties. To the extent that disputes arise, state revenue and workload may increase for the Judicial Department as a result of increased civil case filings with the trial courts; however, a high level of compliance with the provisions of the bill is assumed, so any revenue and workload increase would be minimal.

## **Local Government**

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Similar to the state, Denver County Court may have an increase in revenue and workload to the extent that additional cases are filed.

## **Effective Date**

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The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed, and applies to leases signed on or after that date.

## **State and Local Government Contacts**

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Counties

Local Affairs

Judicial

Municipalities

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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](#).