



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 25-1207: PET OWNERSHIP RESIDENTIAL HOUSING STRUCTURES

---

**Prime Sponsors:**

Rep. Mabrey; Duran  
Sen. Winter F.; Exum

**Fiscal Analyst:**

Clayton Mayfield, 303-866-5851  
clayton.mayfield@coleg.gov

**Published for:** House Trans., Hous. & Local Gov.**Drafting number:** LLS 25-0387**Version:** Initial Fiscal Note**Date:** February 25, 2025**Fiscal note status:** The fiscal note reflects the introduced bill.

---

### Summary Information

**Overview.** The bill modifies certain housing laws regarding pet ownership.**Types of impacts.** The bill is projected to affect the following areas on an ongoing basis:

- Minimal State Workload
- Statutory Public Entity

**Appropriations.** No appropriation is required.

---

**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**

---

The bill modifies laws regarding homeowner's insurance, publicly financed housing through the Department of Local Affairs (DOLA), and affordable housing development tax credits administered by the Colorado Housing and Finance Authority (CHFA). Modifications are directed at allowing pets in housing, as described below.

### **Homeowner's Insurance**

Current law prohibits insurers from taking certain actions based on the breed of dog a policy holder has. For the purposes of this provision, the bill expands the definition of homeowner's insurance to include policies insuring any residential structures, and policies insuring the contents of these structures.

### **Department of Local Affairs**

The Division of Housing in DOLA administers programs that provide funding to housing development projects. The bill requires DOLA to ensure that entities receiving funding allow pets at developments, subject to reasonable conditions and applicable laws.

### **Colorado Housing Finance Authority**

CHFA administers tax credits for affordable housing developments. The bill prohibits CHFA from allocating credits to developments unless the developments allow pets, subject to reasonable conditions and applicable laws.

## **State Expenditures**

---

The bill minimally impacts state workload in the Department of Regulatory Agencies (DORA) and the Department of Local Affairs as discussed below.

### **Department of Regulatory Agencies**

The Division of Insurance in DORA regulates insurance carriers in the state. DORA may have an increase in workload to ensure carriers comply with the requirements of the bill, and to handle any complaints received from consumers. Overall, this increase is expected to be minimal and no change in appropriations is required.

### **Department of Local Affairs**

DOLA will have an increase in workload to ensure developments receiving DOLA funding comply with the requirements of the bill. Overall, this increase is expected to be minimal and no change in appropriations is required.

## **Statutory Public Entity**

---

The bill increases workload in the Colorado Housing and Finance Authority to ensure credits are not allocated to ineligible developments based on the requirements of the bill. The fiscal note assumes any workload increase is minimal.

## **Technical Note**

---

The bill does not specify a timeframe for when the bill's requirements apply to allocation of affordable housing development tax credits. The fiscal note assumes that the bill applies to credits that may be allocated in the future after the effective date of the bill.

## **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**

---

Colorado Housing and Finance Authority	Regulatory Agencies
Local Affairs	Revenue

---

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](#).