



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado’s Legislature

SB 25-020: TENANT AND LANDLORD LAW ENFORCEMENT

Prime Sponsors:

Sen. Weissman; Gonzales J.
Rep. Lindsay; Mabrey

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Fiscal note status: The fiscal note reflects the introduced bill, as amended by the Senate Judiciary Committee.

Summary Information

Overview. The bill makes changes to the enforcement of tenant and landlord laws, and establishes a receivership process for residential housing.

Types of impacts. The bill is projected to affect the following areas on an ongoing basis starting in FY 2025-26:

- Minimal State Revenue
- Minimal State Workload
- Local Government

Appropriations. No appropriation is required.

**Table 1
State Fiscal Impacts**

| Type of Impact | Budget Year FY 2025-26 | Out Year FY 2026-27 |
|-------------------------|---------------------------|------------------------|
| 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 makes several changes regarding the enforcement of tenant and landlord laws.

Attorney General Enforcement

Beginning January 1, 2026, the bill provides authority for the Attorney General and the Department of Law (DOL) to enforce housing protections for victims of unlawful sexual behavior, stalking, or domestic violence, documentation requirements for housing agreements, and regulations regarding bed bugs in residential premises. Additionally, current law provides specific legal powers to the DOL for a subset of independently initiated enforcement actions. The bill allows the use of these legal powers in any actions taken by the DOL pursuant to the powers and duties of the Attorney General, and also allows the DOL to seek any penalties or use any enforcement mechanisms provided to tenants by tenant and landlord laws.

The bill specifies that any enforcement actions conducted by the DOL must occur within existing appropriations.

Local Government Enforcement

The bill allows counties and municipalities to independently initiate enforcement actions to regulate tenant and landlord laws. This authority is effective January 1, 2026, regarding the same three types of tenant and landlord laws referenced above. Enforcement authority for certain other types of tenant and landlord laws is effective upon passage of the bill. Limitations on compensation for private attorneys a local government retains for enforcement actions are established.

Receivership of Residential Housing

The bill establishes a process under which residential housing may be placed into receivership. Receivership is a legal process where a court appoints an entity to take control of a company's assets to manage operations and repay debts. The DOL, or a city or county, may apply to a district court for the appointment of a receiver to operate multifamily residential property if owners violate state laws regarding maintenance of residential premises.

The bill outlines the process for the conduct of receivership cases, including proper notice to parties, powers and responsibilities for entities appointed as receivers, and the process for ending receiverships.

Background and Assumptions

The bill provides discretionary authority for the DOL to take enforcement actions regarding covered tenant and landlord laws, and specifies that any state enforcement actions must occur within existing appropriations. Under current law, the DOL dedicates two staff attorneys for housing protection enforcement responsibilities. The fiscal note assumes the department's staff

will prioritize any additional enforcement actions within their existing workload, and that any future need for resources will be addressed during the annual budget process.

State Revenue

The bill potentially increases state revenue from civil penalties. Tenant and landlord laws provide a variety of relief options for aggrieved parties, including the assessment of civil penalties. Under the bill, the DOL is given authority to seek these penalties and any others already provided by law to the department under tenant and landlord laws. When civil penalties are awarded in cases brought by the department, they are 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, as well as the wide range in possible penalty amounts, the fiscal note cannot estimate the potential impact of these civil penalties.

State Expenditures

The bill increases workload in the Department of Law and in the Judicial Department, as outlined below.

Department of Law

Workload in the DOL will increase if additional housing protection violations covered by the bill occur. The department will review violations under the bill and prioritize enforcement as necessary within the overall number of housing protection violations and available resources.

Trial Court Impacts — Judicial Department

Workload for the trial courts in the Judicial Department will increase if additional civil cases are filed under the bill. This increase is expected to be minimal based on the assumed deterrent effect that the possibility of receivership will have on landlords who may be subject to enforcement actions. Any increase in workload for the trial courts can be absorbed within existing resources, and no change in appropriations is required.

Local Government

Similar to the state, workload will increase for counties and cities that choose to take enforcement actions allowed by the bill, including applying for receiverships and coordinating with the DOL, if necessary. The bill does not require local governments to take actions, so the fiscal note assumes that local governments will pursue enforcement actions according to available resources.

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

Counties

Local Affairs

Judicial

Municipalities

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](#).