



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado’s Legislature

SB 25-035: LIMITATION ON ACTIONS AGAINST APPRAISERS

Prime Sponsors:

Sen. Frizell; Michaelson Jenet
Rep. Clifford; Weinberg

Fiscal Analyst:

John Armstrong, 303-866-6289
john.armstrong@coleg.gov

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

Summary Information

Overview. The bill changes the statute of limitation for claims against real estate appraisers.

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

- 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

Under current law, the statute of limitation for claims against a real estate appraiser begins when the party discovers a defect in the appraisal. The bill requires any legal action to be entered within five years of the appraisal report. The bill specifies that actions for fraud against real estate appraisers must be entered within three years and that discriminatory housing practices against real estate appraisers must be entered within one year.

State and Local Revenue and Expenditures

The bill may result in fewer opportunities for plaintiffs in civil suits against real estate appraisers to file a claim. To the extent that fewer cases are filed, the trial courts may have less workload and lower court fee revenue. State revenue from filing fees is subject to TABOR. Because civil suits against real estate appraisers are currently rare, any reduction to trial court workload and revenue is assumed to be minimal. The same impact is expected for the Denver County Courts. The bill will cause minimal workload in the Division of Property Taxation within the Department of Local Affairs to update manuals and training materials where appropriate.

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	Law
County Assessors	Local Affairs
Judicial	Regulatory Agencies

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](#).