



**Colorado
Legislative
Council
Staff**

Bill 5

FISCAL NOTE

FISCAL IMPACT: State Local Statutory Public Entity Conditional No Fiscal Impact

Drafting Number: LLS 18-0281
Prime Sponsor(s):

Date: October 27, 2017
Bill Status: Legislative Oversight Committee
Concerning the Treatment of
Persons with Mental Health
Disorders in the Criminal and
Juvenile Justice Systems Bill
Request

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BILL TOPIC: RENTAL APPLICATION DISCLOSE SELECTION CRITERIA

Fiscal Impact Summary	FY 2018-19	FY 2019-20
State Revenue	<u><\$5,000</u>	<u><\$5,000</u>
General Fund	<5,000	<5,000
State Expenditures	Minimal workload increase.	
Appropriation Required: None.		
Future Year Impacts: Ongoing revenue increase and minimal workload increase.		

Summary of Legislation

This bill, *requested by the Legislative Oversight Committee Concerning the Treatment of Persons with Mental Health Disorders in the Criminal and Juvenile Justice Systems*, requires a landlord to provide each prospective tenant with written notice of the landlord's tenant selection criteria, and the grounds upon which a rental application may be denied before accepting an application or collecting an application fee. The notice must also state the amount of the application fee, which must be uniform for all applicants. The bill also defines a violation of these requirements as a deceptive trade practice.

State Revenue

Beginning in FY 2018-19, this bill is anticipated to increase state fine revenue by less than \$5,000 per year, credited to the General Fund. Fines for violations of a deceptive trade practice range from \$500 to \$5,000. Additional fines may be levied for violations of a court order or injunction related to the deceptive trade practice. The fiscal note assumes the fine revenue will be minimal and that individuals will comply with the law.

State Expenditures

Beginning in FY 2018-19, the bill is expected to minimally increase workload in the Judicial Department and the Department of Law as discussed below. These workload increases can be accomplished within existing appropriations.

Judicial. Workload in the Judicial Department may minimally increase to hear civil cases under the bill. Because the fiscal note assumes a high level of professional compliance with the law, additional cases are expected to be minimal.

Department of Law. Workload in the Attorney General's office will minimally increase to the extent that deceptive trade practice complaints are filed. The office will review complaints under the bill and prioritize investigations as necessary within the overall number of deceptive trade practice complaints and available resources.

Effective Date

The bill takes effect August 8, 2018, if the General Assembly adjourns on May 9, 2018, as scheduled, and no referendum petition is filed, and applies to rental applications submitted on or after that date.

State and Local Government Contacts

Judicial Law Local Affairs