



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 26-1201: HOMEOWNERS' PREFERRED LANGUAGE NOTICE TO HOA

Prime Sponsors:

Rep. Weinberg

Fiscal Analyst:

Julia Group, 303-866-4720

julia.group@coleg.gov

Published for: House Trans., Hous. & Local Gov

Drafting number: LLS 26-0528

Version: Initial Fiscal Note

Date: February 18, 2026

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

Summary Information

Overview. The bill allows a homeowners' association to verify a unit owner's need for communication in a language other than English before providing documents in that language.

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

- Minimal State Workload

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

| Type of Impact | Budget Year FY 2026-27 | Out Year FY 2027-28 |
|-------------------------|-----------------------------------|--------------------------------|
| 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, a unit owner may notify their homeowners' association (HOA) that they want to receive notices and correspondence in a language other than English, and the HOA must send documents in both English and the preferred language. This bill allows the HOA to first verify a unit owner's need for communications in the preferred language before providing documents in that language. Verification could be a government issued document listing the preferred language, or another method as specified in the bill. Once the need for notices and correspondence in a language other than English is verified, the HOA can send documents in the unit owner's preferred language only, rather than in both English and the other language.

State Expenditures

The HOA Information and Resource Center in the Division of Real Estate in the Department of Regulatory Agencies may have a minimal workload increase to respond to questions concerning the change to language requirements. No change in appropriations is required.

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

Regulatory Agencies