

**Second Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO**

REVISED

*This Version Includes All Amendments Adopted
on Second Reading in the Second House*

LLS NO. 26-0251.01 Christopher McMichael x4775

HOUSE BILL 26-1013

HOUSE SPONSORSHIP

Sirota and Mabrey, Ricks, Bacon, Brown, Clifford, Espenoza, Froelich, Garcia, Lindsay, Nguyen, Paschal, Rutinel, Story, Zokaie

SENATE SPONSORSHIP

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A BILL FOR AN ACT

101 **CONCERNING THE USE OF A RATIO UTILITY BILLING SYSTEM BY A**
102 **LANDLORD TO ALLOCATE UTILITY CHARGES TO TENANTS.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

The bill authorizes landlords to use a ratio utility billing system to allocate utility charges for a residential premises to individual tenants. The landlord may charge tenants a utility bill using a ratio utility billing system if the landlord meets certain requirements, such as:

- The aggregate amount billed to all tenants does not exceed the amount charged by the utility for service to the entire

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

SENATE
Amended 2nd Reading
March 9, 2026

HOUSE
3rd Reading Unamended
February 18, 2026

HOUSE
2nd Reading Unamended
February 17, 2026

- residential premises;
- The landlord does not apply a fee or other charge to the tenant in addition to the actual charges from the utility provider;
- The utility costs for common areas or shared facilities are excluded from the charges to the tenant; and
- The landlord clearly discloses the method of allocation for the dwelling unit in the tenant's rental agreement.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, 6-1-737, **amend**
3 (4)(a); and **add** (4.5) as follows:

4 **6-1-737. Requirement to disclose certain pricing information**
5 **- landlords and tenants - remedies - rules - definitions.**

6 (4) A landlord or the landlord's agent shall not require a tenant to
7 pay a fee, charge, or amount:

8 (a) Related to the provision of utilities that is above the amount
9 charged by the utility provider for service to the tenant's dwelling unit,
10 except FOR FEES, CHARGES, OR AMOUNTS RELATED TO THE PROVISION OF
11 UTILITIES THAT ARE CHARGED TO A TENANT in accordance with:

12 (I) Section 38-12-801 (3)(a)(VI); OR

13 (II) SUBSECTION (4.5) OF THIS SECTION.

14 (4.5) (a) EXCEPT AS PROVIDED IN SUBSECTION (4.5)(b) OF THIS
15 SECTION, THIS SECTION DOES NOT PROHIBIT A LANDLORD OR LANDLORD'S
16 AGENT FROM ALLOCATING UTILITY COSTS AMONG TENANTS OF THE SAME
17 RESIDENTIAL PREMISES USING A RATIO UTILITY BILLING SYSTEM IF:

18 (I) THE AGGREGATE AMOUNT BILLED TO ALL TENANTS OF THE
19 RESIDENTIAL PREMISES DOES NOT EXCEED THE TOTAL AMOUNT CHARGED
20 BY THE UTILITY PROVIDER FOR SERVICE TO THE ENTIRE RESIDENTIAL
21 PREMISES;

1 (II) THE LANDLORD OR LANDLORD'S AGENT DOES NOT APPLY ANY
2 MARKUP, SURCHARGE, ADMINISTRATIVE FEE, OR OTHER AMOUNT IN
3 EXCESS OF THE ACTUAL CHARGES FROM THE UTILITY, EXCEPT AS
4 OTHERWISE PERMITTED BY LAW;

5 (III) THE UTILITY COSTS FOR COMMON AREAS OR SHARED
6 FACILITIES AT THE RESIDENTIAL PREMISES ARE EXCLUDED FROM ANY
7 TENANT ALLOCATION; AND

8 (IV) THE LANDLORD CLEARLY AND CONSPICUOUSLY DISCLOSES
9 THE METHOD OF ALLOCATION FOR THE DWELLING UNIT IN A TENANT'S
10 RENTAL AGREEMENT OR AN ADDENDUM TO THE TENANT'S RENTAL
11 AGREEMENT.

12 (b) FOR RESIDENTIAL PREMISES CONSTRUCTED WITH PERMITS
13 APPLIED FOR ON OR AFTER JULY 1, 2027, GAS, ELECTRIC, AND WATER
14 UTILITY SERVICE DELIVERED TO A RESIDENTIAL PREMISES MUST BE
15 METERED EITHER DIRECTLY BY THE UTILITY PROVIDER OR BY A SUBMETER.

16 **SECTION 2. Safety clause.** The general assembly finds,
17 determines, and declares that this act is necessary for the immediate
18 preservation of the public peace, health, or safety or for appropriations for
19 the support and maintenance of the departments of the state and state
20 institutions.