



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado’s Legislature

SB 26-177: ACCESS ADJOINING PROPERTY TO REPAIR OR MAINTAIN

Prime Sponsors:

Sen. Ball
Rep. Gilchrist

Fiscal Analyst:

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Drafting number: LLS 26-1001

Version: Initial Fiscal Note

Date: April 27, 2026

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

Summary Information

Overview. The bill allows homeowners to petition the court to enter an adjoining property to make repairs if entry is denied by the adjoining property owner.

Types of impacts. The bill is projected to affect the following areas beginning in FY 2026-27:

- Minimal State Revenue
- 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

The bill allows homeowners to petition the district court if they are denied entry to an adjoining property for the purpose of making repairs on their own property. If the homeowner petitions the court, they must provide a description of the needed repairs and why these repairs require entry to the adjoining property. The homeowner also must demonstrate that they have made reasonable efforts to obtain permission to enter and were still refused entry. Adjoining owners may present evidence to the court detailing why entry to their property is not necessary.

If the court rules in favor of the homeowner seeking entry to an adjoining owner's property, the court must describe the conditions and durations of access and may require notice, compensation, and other conditions deemed necessary.

State Revenue and Expenditures

The bill may result in additional civil suits between homeowners. To the extent that more cases are filed in district courts, trial courts may have increased workload and court fee revenue. State revenue from court fees is subject to TABOR. The fiscal note assumes that most disputes between adjoining owners will be addressed without court involvement and that the number of additional cases filed will be minimal. The bill will also minimally increase workload in the Division of Housing within the Department of Local Affairs to update guidance where needed.

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
Judicial	Local Affairs

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](#).