



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

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

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**Prime Sponsors:**

Rep. Weinberg

**Fiscal Analyst:**

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**Bill Outcome:** Postponed Indefinitely**Version:** Final Fiscal Note**Drafting Number:** LLS 26-0528**Date:** June 18, 2026

**Fiscal note status:** The final fiscal note reflects the introduced bill. This bill was postponed indefinitely by the House Transportation, Housing, and Local Government Committee on February 25, 2026; therefore, the impacts identified in this analysis do not take effect.

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### Summary Information

**Overview.** The bill would have allowed 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 was projected to affect the following areas on an ongoing basis:

- Minimal State Workload

**Appropriations.** No appropriation was required.

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**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

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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

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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

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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

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Regulatory Agencies