



**Colorado  
Legislative  
Council  
Staff**

**HB16-1400**

**FISCAL NOTE**

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

**Drafting Number:** LLS 16-1157  
**Prime Sponsor(s):** Rep. Ryden

**Date:** April 8, 2016  
**Bill Status:** House SVMA  
**Fiscal Analyst:** Anna Gerstle (303-866-4375)

**BILL TOPIC:** PROTECTION AGAINST RETALIATION BY HOMEOWNER ASSN

Fiscal Impact Summary	FY 2015-2016	FY 2016-2017	FY 2017-2018
State Revenue			
State Expenditures	Minimal workload increase.		
Appropriation Required: None.			
Future Year Impacts: Ongoing workload increase.			

**Summary of Legislation**

The bill prohibits an homeowners' association (HOA), its board of directors, manager, unit owner, or a person acting on behalf of an HOA or unit owner from retaliating against another unit owner who reports or files a complaint, or cooperates with an investigation of a complaint about a violation of state law or HOA bylaws. The bill allows a unit owner to bring a civil action alleging a violation of the law once the parties have followed the HOA's dispute resolution policy. If the HOA policy does not require parties to meet in good faith to try resolve the dispute, then parties must meet before following the policy.

**State Expenditures**

Beginning in FY 2015-16, this bill is anticipated to increase workload in the Judicial Department to hear any civil cases under the bill. The fiscal note assumes any such increases are minimal and will not require an increase in appropriations.

**Local Expenditures**

The bill may increase the workload of county courts to handle additional cases as a result of the bill. Any increase is expected to be minimal.

**Effective Date**

The bill takes effect upon signature of the Governor, or upon becoming law without his signature.

## State and Local Government Contacts

District Attorneys

Judicial

Local Affairs

Regulatory Agencies