



**Colorado
Legislative
Council
Staff**

SB17-245

**FINAL
FISCAL NOTE**

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

Drafting Number: LLS 17-1055
Prime Sponsor(s): Sen. Priola
Rep. Pabon

Date: August 22, 2017
Bill Status: Signed into Law
Fiscal Analyst: Josh Abram (303-866-3561)

BILL TOPIC: TENANCIES ONE MONTH TO ONE YEAR NOTICE

Summary of Legislation

Under current law, a residential tenancy of one month or more but less than six months may be terminated by either party with seven days notice. This bill extends the notice to 21 days. The bill also requires 21 days notice for a landlord to increase rent in tenancies of one month or longer, but less than one year, and where there is no written agreement between the landlord and the tenant.

Local Government Impact

For local governments that serve as housing authorities and act as landlords, there may be a slight increase in workload and expenditures to abide by the bill's increased notification period for terminating tenancies or increasing rent. Any increase is expected to be minimal.

Effective Date

The bill was signed into law by the Governor on June 5, 2017, and became effective on August 9, 2017.

State and Local Government Contacts

Judicial - Civil Law

Local Affairs

Regulatory Agencies