



Legislative Council Staff

Research Note

Version: Final

Date: 6/6/2017

Bill Number

House Bill 17-1309

Sponsors

*Representatives Jackson &
Winter
Senators Coram & Guzman*

Short Title

*Documentary Fee To Fund
Affordable Housing*

Research Analyst

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Status

This research note reflects the final version of the bill, which was postponed indefinitely by the Senate State, Veterans, and Military Affairs Committee on May 3, 2017.

Background

A documentary fee is a paperwork charge that a county clerk and recorder collects for recording real estate deeds or other documents when an individual buys a home. State law currently has the fee set at one cent for every \$100 paid on a property. A \$70 documentary fee, for example, would be assessed on a \$350,000 home purchase. Clerks are permitted to retain the full amount of the surcharge, and may use the additional revenue to defray the costs of establishing, maintaining, or improving an electronic or core filing system.

House Action

House Local Government Committee (April 26, 2017). At the hearing, private citizens and representatives from the Colorado Senior Lobby, Fax Partnership, Grand County, Housing Colorado, Mendel Development Company, and Stapleton Development Corporation spoke in support of the measure. The committee heard opposing testimony from a representative of the Colorado Association of Realtors. Representatives from the Colorado Center on Law and Policy and Colorado Coalition for the Homeless provided a neutral position on the bill. The committee adopted amendment L.001 and referred the bill, as amended, to the House Committee of the Whole. Amendment L.001 clarified the effective date of the new fee.

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House second reading (April 27, 2017). The House adopted the House Local Government committee report and amendment L.003. Amendment L.003 added reporting requirements to the bill. The House passed the bill on second reading, as amended.

House third reading (April 28, 2017). The House passed the bill on third reading with no additional amendments.

Senate Action

Senate State, Veterans, and Military Affairs Committee (May 3, 2017). At the hearing, representatives from the Colorado Municipal League, Habitat for Humanity, and Housing Colorado spoke in support of the bill. A representative from the Colorado Association of Realtors testified in opposition to the bill. The committee voted to postpone the bill indefinitely.