Summary of Legislation

Under current law, an urban renewal authority (URA) must provide a notice to any owner of private property in any area being assessed for blighted conditions. A notice must also be provided by the URA to any private property owner, if the area is determined by the study to not be blighted. This bill changes the time period for when the notice of the blight study final determination must be sent from 30 days to 7 days, and clarifies that the notice must be sent by the URA or the municipality regardless of the final determination of the study.

Background

In 2018, the U.S. Court of Appeals ruled in the case of *M.A.K Investment Group, LLC v. Glendale Urban Renewal Authority*, that a municipality must provide notice to property owners of the blight study before and after the final determination of the study.

Assessment of No Fiscal Impact

This bill codifies current municipal practice regarding blight study notices that has been in place since the 2018 U.S. Court of Appeals ruling. It does not impact state or municipal government revenue, expenditures, or workload and has been assessed as having no fiscal impact.
Effective Date

This bill was signed into law by the Governor on March 21, 2019, and takes effect September 1, 2019.

State and Local Government Contacts

Local Affairs  Municipalties

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: leg.colorado.gov/fiscalnotes.