



Legislative
Council Staff

Nonpartisan Services for Colorado's Legislature

REVISED FISCAL NOTE

(replaces fiscal note dated January 24, 2019)

Drafting Number:	LLS 19-0539	Date:	February 13, 2019
Prime Sponsors:	Rep. Gray Sen. Zenzinger	Bill Status:	Senate Local Government
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Bill Topic: NOTICE TO PROPERTY OWNERS WHETHER AREA BLIGHTED

Summary of Fiscal Impact: **No fiscal impact.** This bill codifies the current practice of municipalities sending a notice of the final determination of a blight study to private property owners.

Appropriation Summary: No appropriation required.

Fiscal Note Status: This fiscal note reflects the reengrossed bill.

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

The bill takes effect September 1, 2019.

State and Local Government Contacts

Local Affairs Municipalities