



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 19-1118

FISCAL NOTE

Drafting Number: LLS 19-0013
Prime Sponsors: Rep. Jackson; Galindo
Sen. Williams A.

Date: January 22, 2019
Bill Status: House Business
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Bill Topic: TIME PERIOD TO CURE LEASE VIOLATION

- Summary of Fiscal Impact: State Revenue, State Expenditure (minimal), State Transfer, TABOR Refund, Local Government, Statutory Public Entity

The bill modifies the conditions for eviction to allow a tenant additional time to cure unpaid rent and terminate an eviction proceeding. The bill minimally increases workload for state agencies and local governments that assist with landlord tenant relations.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: The fiscal note reflects the introduced bill

Summary of Legislation

Under current law a tenant is given 3 days to pay unpaid rent or vacate the property before a landlord may begin eviction proceedings. This bill requires that a landlord provide 14 days notice of insufficient rent prior to beginning eviction proceedings, and 14 days notice prior to terminating a lease agreement for a subsequent violation of terms.

State Expenditures

The Division of Housing in the Department of Local Affairs provides rental assistance statewide through local housing authorities and non-profit service organizations. The bill will minimally increase workload in the division to update information sources and provide guidance concerning the law to clients and partner service agencies. This workload does not require additional appropriations.

Local Government

Similar to state expenditures, local housing authorities and other local government housing programs will have a slight increase in workload to adjust internal documents and assist housing clients with landlord tenant disputes.

Effective Date

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

State and Local Government Contacts

Judicial

Law

Local Affairs

Regulatory Agencies