



Legislative
Council Staff

Nonpartisan Services for Colorado's Legislature

HB 19-1118

FINAL
FISCAL NOTE

Drafting Number:	LLS 19-0013	Date:	July 17, 2019
Prime Sponsors:	Rep. Jackson; Galindo Sen. Williams A.	Bill Status:	Signed into Law
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Bill Topic: TIME PERIOD TO CURE LEASE VIOLATION

Summary of Fiscal Impact:

<input type="checkbox"/> State Revenue	<input type="checkbox"/> TABOR Refund
<input checked="" type="checkbox"/> State Expenditure (<i>minimal</i>)	<input checked="" type="checkbox"/> Local Government
<input type="checkbox"/> State Transfer	<input type="checkbox"/> 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 enacted bill.

Summary of Legislation

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

The bill creates an exception to this requirement for a nonresidential agreement or an employer-provided housing agreement, in which case, three days' notice is required, and for an exempt residential agreement, in which case five days' notice is required.

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 was signed into law by the Governor and took effect on May 20, 2019.

State and Local Government Contacts

Judicial

Law

Local Affairs

Regulatory Agencies