



Legislative
Council Staff

Nonpartisan Services for Colorado's Legislature

HB 19-1328

FINAL FISCAL NOTE

Drafting Number:	LLS 19-1061	Date:	July 18, 2019
Prime Sponsors:	Rep. Herod Sen. Rodriguez	Bill Status:	Signed into Law
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Bill Topic: LANDLORD AND TENANT DUTIES REGARDING BED BUGS

Summary of Fiscal Impact:

<input checked="" type="checkbox"/> State Revenue (<i>minimal</i>)	<input type="checkbox"/> TABOR Refund
<input checked="" type="checkbox"/> State Expenditure (<i>minimal</i>)	<input type="checkbox"/> Local Government
<input type="checkbox"/> State Transfer	<input type="checkbox"/> Statutory Public Entity

The bill creates the duties and obligations of landlords and tenants of residential property concerning bed bugs. State revenue and workload increase minimally in the Judicial Department on an ongoing basis.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: The fiscal note reflects the enacted bill.

Summary of Legislation

The bill requires tenants to promptly notify a landlord when a lessee knows or reasonably suspects that a rented residential unit contains bed bugs. Not more than 96 hours after receiving notice, a landlord must inspect the dwelling unit and any contiguous dwelling units. Except as otherwise provided, a landlord is responsible for all costs associated with mitigating bed bugs.

The bill requires that landlords provide a tenants reasonable notice of the need to inspect a unit. Tenants must comply with reasonable measures to mitigate bed bugs, and must pay any cost associated with preparing the dwelling unit for inspection and treatment. A tenant who knowingly and unreasonably fails to comply with inspection and treatment requirements is liable for the cost of subsequent bed bug treatments.

State Revenue

The bill permits a tenant or landlord to seek a civil ruling in county courts in the Judicial Department, which can generate state cash fund revenue from civil filing fees.

State Expenditures

The bill minimally increases workload for trial courts if landlords or tenants fail to comply with the requirements in the bill. However, any workload increase will be minimal and does not require additional appropriations.

Effective Date

The bill was signed into law by the Governor on June 3, 2019, and it takes effect January 1, 2020, assuming no referendum petition is filed.

State and Local Government Contacts

Counties Judicial Law Local Affairs