



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL NOTE

Drafting Number: LLS 20-0199
Prime Sponsors: Sen. Gonzales

Date: January 23, 2020
Bill Status: Senate Local Government
Fiscal Analyst: Matt Bishop | 303-866-4796
Matt.Bishop@state.co.us

Bill Topic: LANDLORD PROHIBITIONS TENANT CITIZENSHIP STATUS

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

The bill prohibits a landlord from using or disclosing information regarding a tenant's citizenship or immigration status, and permits a tenant to bring civil action against a landlord for engaging in prohibited conduct. The bill may minimally increase revenue and expenditures in the Judicial Department or in local governments associated with civil cases.

Appropriation Summary: No appropriation is required.

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

Summary of Legislation

The bill prohibits landlords from certain activities related to a tenant's citizenship or immigration status. Specifically, it prohibits:

- demanding, requesting, or collecting such information;
- disclosing or threatening to disclose such information to any person, entity, or immigration or law enforcement agency;
- harassing or intimidating a tenant for exercising these rights or opposing prohibited conduct;
- interfering with these rights;
- refusing to enter into a lease agreement or approve a subtenancy based on citizenship or immigration status; or
- bringing an action to recover a dwelling unit based on the tenant's immigration or citizenship status.

The bill further allows a tenant to bring civil action against a landlord who engages in prohibited conduct and seek the following remedies:

- compensatory damages;
- a civil penalty up to \$2,000, payable to the tenant;
- costs, including attorney's fees; and
- other equitable relief the court finds appropriate.

The bill permits any party to such a civil action to demand a trial by jury.

**State Revenue and Expenditures**

A tenant may file a civil suit against a landlord for engaging in the prohibited conduct described in the bill. To the extent that civil cases are filed, revenue from court filings to and related workload for the Judicial Department will increase. No change in appropriations is required.

**Effective Date**

The bill takes effect August 5, 2020, if the General Assembly adjourns on May 6, 2020, as scheduled, and no referendum petition is filed, and applies to conduct occurring on and after the applicable effective date of this act.

**State and Local Government Contacts**

Judicial

Counties

Local Affairs

Municipalities