



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Fiscal Note

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| Drafting Number: | LLS 24-0472 | Date: | January 16, 2024 |
| Prime Sponsors: | Rep. Frizzell; Amabile Sen. Gardner | Bill Status: | House Business & Labor |
| | | Fiscal Analyst: | John Armstrong 303-866-6289 john.armstrong@coleg.gov |

Bill Topic: **LIMITATION ON ACTIONS AGAINST APPRAISERS**

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| Summary of Fiscal Impact: | <input checked="" type="checkbox"/> State Revenue | <input type="checkbox"/> State Transfer | <input checked="" type="checkbox"/> Local Government |
| | <input checked="" type="checkbox"/> State Expenditure | <input type="checkbox"/> TABOR Refund | <input type="checkbox"/> Statutory Public Entity |

The bill changes the statute of limitation for claims against real estate appraisers. The bill may minimally decrease state and local revenue and workload beginning in FY 2024-25.

Appropriation Summary: No appropriation is required.

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

Summary of Legislation

Under current law, the statute of limitation for claims against a real estate appraiser begins when the party discovers a defect in the appraisal. The bill requires any legal action to be entered within three years of the appraisal report. If the cause of the action is discovered in the third year after the appraisal, legal action must be brought within two years.

State and Local Revenue and Expenditures

The bill will result in fewer opportunities for plaintiffs in civil suits against real estate appraisers to file a claim. Trial courts may see less workload from a reduction in the number of cases filed, which results in a reduction in court fee revenue. State revenue from filing fees is subject to TABOR. Because civil suits against real estate appraisers are currently rare, the reduction trial court workload and revenue is assumed to be minimal. The same impact is expected for the Denver County Courts.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed.

State and Local Government Contacts

Counties
Law

County Assessors
Local Affairs

Judicial
Regulatory Agencies

The revenue and expenditure impacts in this fiscal note represent changes from current law under the bill for each fiscal year. For additional information about fiscal notes, please visit the [General Assembly website](#).