



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 25-1236: RESIDENTIAL TENANT SCREENING

Prime Sponsors:

Rep. Lindsay

Fiscal Analyst:

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Version: Initial Fiscal Note

Date: February 26, 2025

Fiscal note status: The fiscal note reflects the introduced bill.

Summary Information

Overview. The bill modifies requirements for residential tenant screening reports.

No fiscal impact. This bill has no fiscal impact on state or local government.

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

Type of Impact	Budget Year FY 2025-26	Out Year FY 2026-27
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

Summary of Legislation

The bill modifies requirements for tenant screening reports used in the rental application process. Specifically, the bill

- prohibits the inclusion of credit histories for reports concerning tenants seeking to rent with the assistance of housing subsidies;
- clarifies the definition of adverse credit event to include past due delinquent rent payments and collections; and
- removes a requirement that reports received by landlords from tenants be made directly available by reporting agencies.

Assessment of No Fiscal Impact

The changes under the bill to tenant screening reports are not expected to impact state or local government revenue and expenditures, as these reports impact private parties and reports are not administered by state or local government agencies. Thus, this bill is assessed as having no fiscal impact.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed, and applies to rental applications submitted on or after this date.

State and Local Government Contacts

Judicial
Law

Local Affairs

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](#).