



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 26-1196: TENANT DATA INFORMATION

Prime Sponsors:

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Published for: Senate Local Govt. & Housing**Drafting number:** LLS 26-0212**Version:** First Revised Note**Date:** April 27, 2026**Fiscal note status:** The revised fiscal note reflects the reengrossed bill.

Summary Information

Overview. The bill requires landlords to provide prospective tenants with information about tenant screening as part of the rental application process and to redact personal identifying information from court filings seeking an eviction.

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

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

| Type of Impact | Budget Year FY 2026-27 | Out Year FY 2027-28 |
|-------------------------|-----------------------------------|--------------------------------|
| 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

Before screening a prospective tenant, the bill requires that landlords inform applicants of the information and data the landlord will attempt to access, and the specific criteria that would result in denial of the rental application. Landlords must also disclose if they use a third-party tenant screening service.

The bill requires landlords to comply with court rules governing the protection of person identifying information in eviction filings. If a landlord takes an eviction case to the courts, they must redact any personal identifying data in submitted documents that might become publicly accessible. If required by the court, the landlord may submit personal identifying information in a confidential manner. Personal identifying information includes social security numbers, birth dates, driver's license numbers, state ID numbers, bank account numbers, and credit/debit card numbers.

Assessment of No Fiscal Impact.

The bill has no impact on the workload, expenditures, or revenue of any state or local government. For this reason, the bill is assessed as having no fiscal impact.

Effective Date

The bill takes effect upon signature of the Governor, or upon becoming law without his signature.

State and Local Government Contacts

Judicial

Local Affairs

Law

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](#).