



**Colorado
Legislative
Council
Staff**

SB17-140

FISCAL NOTE

FISCAL IMPACT: State Local Statutory Public Entity Conditional No Fiscal Impact

Drafting Number: LLS 17-0746 **Date:** February 8, 2017
Prime Sponsor(s): Sen. Sonnenberg **Bill Status:** Senate Local Government
 Rep. Arndt; Becker J. **Fiscal Analyst:** Chris Creighton (303-866-5834)

BILL TOPIC: TORRENS TITLE REGISTRATION SYSTEM

Fiscal Impact Summary	FY 2017-2018	FY 2018-2019
State Revenue Cash Funds	Minimal revenue decrease.	
State Expenditures Cash Funds	Minimal workload impact. See State Expenditure section.	
TABOR Impact	Minimal revenue decrease.	
Appropriation Required: None.		
Future Year Impacts: Ongoing minimal revenue decrease and workload impact.		

Summary of Legislation

This bill closes the Torrens title registration system to new applications to register land titles beginning January 1, 2018.

Background

The Torrens title registration system is a state register of land titles guaranteeing an indefeasible title to those included in the register. In this system, land ownership is transferred through title registrations.

State Revenue

This bill decreases Judicial Department cash fund revenue from filing fees by a minimal amount, beginning January 1, 2018.

TABOR Impact

This bill reduces state cash fund revenue from filing fees, which will reduce the amount of money required to be refunded under TABOR. TABOR refunds are paid out of the General Fund.

Since the bill reduces the TABOR refund obligation without a corresponding change in General Fund revenue, the amount of money available in the General Fund for the budget will increase by an identical amount.

State Expenditures

Beginning in FY 2017-18, this bill impacts workload in the Judicial Department and the Department of Local Affairs as discussed below.

Judicial Department. Under current law, applications for registration in the Torrens title registration system must be submitted in the district court where the land to be registered is located. This bill reduces trial court workload beginning January 1, 2018, by closing the system to new registrations. Use of the Torrens title registration system is infrequent and any reduction in workload resulting from this bill will be minimal.

Department of Local Affairs. This bill increases workload in the Division of Property Taxation by a minimal amount in FY 2017-18 only to update land title manuals. This workload can be accomplished within existing appropriations.

Local Government Impact

County clerks serve as the registrars of titles in their respective counties. Closing the Torrens title registration system to new registrations decreases county clerk workload by a minimal amount beginning January 1, 2018.

Court revenue from filing fees and workload may decrease in the City and County of Denver due to the closing of the title registration system to new applications. Any decrease is expected to be minimal.

Effective Date

The bill takes effect August 9, 2017, if the General Assembly adjourns on May 10, 2017, as scheduled, and no referendum petition is filed. It applies to applications made on or after January 1, 2018.

State and Local Government Contacts

Clerks
Information Technology

Counties
Judicial

Local Affairs