



**Colorado  
Legislative  
Council  
Staff**

**HB16-1461**

**FISCAL NOTE**

---

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

---

**Drafting Number:** LLS 16-1129  
**Prime Sponsor(s):** Rep. Pabon  
Sen. Johnston

**Date:** May 4, 2016  
**Bill Status:** House Local Government  
**Fiscal Analyst:** Anna Gerstle (303-866-4375)

---

**BILL TOPIC:** TENANCIES ONE MONTH TO ONE YEAR

**Summary of Legislation**

Under current law, for a tenancy of between one and six months, either the tenant or landlord may terminate the tenancy within 7 days notice, and a landlord must provide 7 days notice of an increase in rent. The bill extends the notice to 28 days for both termination and rent increases for tenancies between one and six months.

**Local Government Impact**

For local governments that serve as housing authorities and act as landlords, there may be a slight increase in costs to abide by the bill's provisions. Any increase is expected to be minimal.

**Effective Date**

The bill takes effect August 10, 2016, if the General Assembly adjourns on May 11, 2016, as scheduled, and no referendum petition is filed.

**State and Local Government Contacts**

Judicial

Local Affairs

Regulatory Agencies