



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Final Fiscal Note

Drafting Number:	LLS 21-0389	Date:	August 18, 2021
Prime Sponsors:	Rep. Jackson; Jodeh Sen. Gonzales	Bill Status:	Signed into Law
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Bill Topic: RESIDENTIAL TENANCY PROCEDURES

Summary of Fiscal Impact:

<input type="checkbox"/> State Revenue	<input type="checkbox"/> TABOR Refund
<input checked="" type="checkbox"/> State Expenditure	<input type="checkbox"/> Local Government
<input type="checkbox"/> State Transfer	<input type="checkbox"/> Statutory Public Entity

This bill increases eviction and tenancy protections for residential tenants. Beginning in FY 2021-22, this bill minimally increases state expenditures on an ongoing basis.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: This fiscal note reflects the enacted bill.

Summary of Legislation

This bill increases eviction and tenancy protections for residential tenants by:

- extending the period for residential evictions after a landlord wins an eviction judgement from 48 hours to 10 days;
- prohibiting landlords from increasing rent more than one time in a 12 month period;
- extending the written notice period for raising rent or terminating a residential tenancy when there is no written agreement between the landlord and tenant from 21 to 60 days; and
- removes certain exemptions for residential agreements in defining unlawful detention of real property.

State Expenditures

This bill may increase workload in the Judicial Department by adjusting the timing of eviction cases due to the extension of various deadlines in the legal process. To the extent that this impacts workload in the courts, it may require additional appropriations. Any adjustment to appropriations for the

courts, if needed, will be made through the annual budget process once any change or shift in case volume is known.

Effective Date

This bill was signed into law by the Governor and took effect on June 25, 2021.

State and Local Government Contacts

Counties	Information Technology	Judicial
Local Affairs	Municipalities	Personnel
Regulatory Agencies	Sheriffs	