



## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

# Revised Fiscal Note

(replaces fiscal note dated February 24, 2021 )

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<b>Drafting Number:</b>	LLS 21-0389	<b>Date:</b>	March 17, 2021
<b>Prime Sponsors:</b>	Rep. Jackson; Jodeh Sen. Gonzales	<b>Bill Status:</b>	House Appropriations
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		<b>March 16, 2021</b>	Sonia.Hatfield@state.co.us

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**Bill Topic:** RESIDENTIAL TENANCY PROCEDURES

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<b>Summary of Fiscal Impact:</b>	<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.

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**Appropriation Summary:** No appropriation is required.

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**Fiscal Note Status:** This revised fiscal note reflects the introduced bill, as amended by the House Business Affairs and Labor Committee.

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## 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; and
- 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.

## 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

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

## State and Local Government Contacts

Counties  
Local Affairs  
Regulatory Agencies

Information Technology  
Municipalities  
Sheriffs

Judicial  
Personnel