



Legislative Council Staff

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Fiscal Note

Drafting Number: LLS 22-0663
Prime Sponsors: Sen. Bridges

Date: January 25, 2022
Bill Status: Senate Local Government
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Bill Topic: **LIMIT HOA FEE INCREASES FOR COMMON ELEMENTS**

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 |

The bill limits certain fee increases imposed by HOAs. It minimally increases state workload beginning in FY 2022-23.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: The fiscal note reflects the introduced bill.

Summary of Legislation

Current law permits homeowners' associations (HOAs) to charge fees for the use of common elements. The bill restricts fee increases to 10 percent in a 12-month period, unless a majority of unit owners approve a larger fee increase.

State Expenditures

HOAs are regulated by the HOA Information and Resource Center in the Department of Regulatory Agencies. Workload may increase for the center to respond to questions from HOAs regarding the bill. This workload is expected to be minimal and no change in appropriations is required.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed.

State and Local Government Contacts

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: leg.colorado.gov/fiscalnotes.