



**Colorado
Legislative
Council
Staff**

SB16-082

FISCAL NOTE

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

Drafting Number: LLS 16-0538
Prime Sponsor(s): Sen. Carroll
 Rep. Ryden

Date: February 4, 2016
Bill Status: Senate Business, Labor, & Technology
Fiscal Analyst: Anna Gerstle (303-866-4375)

BILL TOPIC: HOA WHISTLEBLOWER PROTECTION

Fiscal Impact Summary	FY 2015-16 <i>(current year)</i>	FY 2016-2017	FY 2017-2018
State Revenue			
State Expenditures	Minimal workload increase.		
Appropriation Required: None.			
Future Year Impacts: Ongoing workload increase.			

Summary of Legislation

The bill prohibits an homeowners' association (HOA), a unit owner, or a person acting on behalf of an HOA or unit owner from retaliating or discriminating against another unit owner who reports or files a complaint or cooperates with an investigation of a complaint about a violation of state law or HOA bylaws. The bill also allows a unit owner to bring a civil action alleging a violation of the law.

State Expenditures

Beginning in FY 2015-16, this bill is anticipated to increase workload in the Judicial Department to hear any civil cases under the bill. The fiscal note assumes any such increases are minimal and will not require an increase in appropriations.

Effective Date

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

State and Local Government Contacts

District Attorneys Judicial Local Affairs 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: www.colorado.gov/fiscalnotes.