



**Colorado  
Legislative  
Council  
Staff**

**HB17-1312**

**FISCAL NOTE**

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

**Drafting Number:** LLS 17-0914

**Date:** April 11, 2017

**Prime Sponsor(s):** Rep. Exum; Benavidez

**Bill Status:** House Local Government

**Fiscal Analyst:** Erin Reynolds (303-866-4146)

**BILL TOPIC:** RESIDENTIAL LEASE COPY AND RENT RECEIPT

<b>Fiscal Impact Summary</b>	<b>FY 2017-2018</b>	<b>FY 2018-2019</b>
<b>State Revenue</b> Cash Funds	Potential minimal increase	
<b>State Expenditures</b> Cash Funds	Potential minimal workload increase.	
<b>TABOR Impact</b>	Potential minimal increase.	
<b>Appropriation Required:</b> None.		
<b>Future Year Impacts:</b> Ongoing minimal revenue and workload increase.		

**Summary of Legislation**

When a written rental agreement is in place, the bill requires the landlord of a residential premise to provide each tenant with a copy of the executed rental agreement within seven days of it being signed. Upon receiving any payment made by a tenant, the landlord must also provide the tenant with a receipt. Both documents can be provided electronically, unless a tenant requests a paper copy.

**State Revenue and Expenditures**

While the bill does not establish a penalty, a tenant may file a civil suit against a landlord for failing to provide the documentation required under the bill. To the extent that civil cases are filed, revenue to and workload for the Judicial Department will increase. No change in appropriations is required.

**TABOR Impact**

To the extent that fines and fees are collected under the bill, there will be a minimal increase in the amount of money required to be refunded under TABOR for FY 2017-18 and FY 2018-19. TABOR refunds are paid out of the General Fund.

## Local Government Impact

Similar to the state, to the extent that civil cases are filed, revenue to and workload for the Denver County Court, which is funded by the City and County of Denver, will increase.

## Effective Date

The bill takes effect August 9, 2017, if the General Assembly adjourns on May 10, 2017, as scheduled, and no referendum petition is filed.

## State and Local Government Contacts

Judicial

Local Affairs

Regulatory Agencies