



**Colorado
Legislative
Council
Staff**

HB17-1312

**FINAL
FISCAL NOTE**

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

Drafting Number: LLS 17-0914 **Date:** August 8, 2017
Prime Sponsor(s): Rep. Exum; Benavidez **Bill Status:** Postponed Indefinitely
 Sen. Moreno; Martinez Humenik **Fiscal Analyst:** Erin Reynolds (303-866-4146)

BILL TOPIC: RESIDENTIAL LEASE COPY AND RENT RECEIPT

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

NOTE: This bill was not enacted into law; therefore, the impacts identified in this analysis do not take effect.

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 record of payment. 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.

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 was postponed indefinitely by the Senate State, Veterans, and Military Affairs Committee on May 4, 2017.

State and Local Government Contacts

Judicial

Local Affairs

Regulatory Agencies