



Legislative  
Council Staff

*Nonpartisan Services for Colorado's Legislature*

HB 19-1050

**FINAL  
FISCAL NOTE**

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<b>Drafting Number:</b>	LLS 19-0583	<b>Date:</b>	June 19, 2019
<b>Prime Sponsors:</b>	Rep. Titone Sen. Priola; Winter	<b>Bill Status:</b>	Signed into Law
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**Bill Topic:** ENCOURAGE USE OF XERISCAPE IN COMMON AREAS

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**Summary of Fiscal Impact:** **No fiscal impact.** The bill prevents a homeowners association (HOA) from prohibiting the use of drought-tolerant landscaping in common areas of a covenant controlled community, and requires that special districts also permit drought-tolerant landscaping on certain types of land within the special district's control.

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

**Fiscal Note Status:** This fiscal note reflects the introduced bill.

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### Summary of Legislation

Under current law, a restrictive covenant of a common interest community (i.e., home owner or condominium owner associations) may not prohibit an individual property owner from employing the use of xeriscape or drought-tolerant landscaping. This bill extends this same policy to common areas under the control of the covenant community's governing board, and specifies that special districts are not exempt from the water conservation law concerning xeriscape landscaping.

### Assessment

The bill primarily affects private property owners and HOAs, and to a lesser extent, special districts that manage open space and park land. The bill will have no impact on the revenue, expenditures, or workload of any state agency or local government, including special districts. For this reason, the bill is assessed as having no fiscal impact.

### Effective Date

The bill was signed into law by the Governor and took effect on March 7, 2019.

### State and Local Government Contacts

Information Technology Regulatory Agencies	Local Affairs Special Districts	Natural Resources
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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](http://leg.colorado.gov/fiscalnotes).