



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 25-1196: LANDLORD PROCEDURES FOR REMOVAL OF TENANTS

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**Prime Sponsors:**

Rep. Woog; Phillips

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**Version:** Initial Fiscal Note

**Date:** February 19, 2025

**Fiscal note status:** The fiscal note reflects the introduced bill.

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### Summary Information

**Overview.** The bill modifies procedures landlords must use during the eviction process.

**Types of impacts.** The bill is projected to affect the following areas on an ongoing basis:

- Minimal State Revenue
- Minimal State Workload

**Appropriations.** No appropriation is required.

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**Table 1**  
**State Fiscal Impacts**

<b>Type of Impact</b>	<b>Budget Year FY 2025-26</b>	<b>Out Year FY 2026-27</b>
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

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## Summary of Legislation

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The bill prohibits landlords from terminating a lease or evicting a tenant solely because a tenant fails to pay one or more late fees. Additionally, the bill clarifies which language a demand letter or notice must be provided. Specifically, rather than English, Spanish, or any other language that the landlord knows is the primary language of the tenant, the bill requires that the letter be provided in English, unless the tenant indicates another language as their primary language for such communications when entering the lease. Finally, the bill allows a copy of an eviction notice to be posted on the leased premise after only one unsuccessful attempt at personal service of the notice, rather than requiring at least one attempt of service on two separate days.

## State Revenue and Expenditures

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The bill limits circumstances in which landlords may seek to evict a tenant or terminate a lease. This may reduce civil eviction filings, reducing revenue to the Judicial Department from filing fees from civil cases. Revenue from filing fees is subject to TABOR. Additionally, trial courts in the Judicial Department may experience a decrease in workload if fewer civil cases are filed. Based on the narrow scope of the limitation provided by the bill, the fiscal note assumes that any decrease to state revenue or expenditures will be minimal.

## Effective Date

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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

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Judicial

Local Affairs

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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 the [General Assembly website](#).