



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 25-1108: PROHIBITIONS IN RENTAL AGREEMENTS DUE TO DEATH

Prime Sponsors:

Rep. Weinberg; Mabrey

Sen. Kirkmeyer; Bridges

Fiscal Analyst:

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Bill Outcome: Signed into Law

Drafting number: LLS 25-0428

Version: Final Fiscal Note

Date: July 16, 2025

Fiscal note status: The final fiscal note reflects the enacted bill.

Summary Information

Overview. The bill prohibits certain clauses in residential rental agreements from being enforced when the tenant dies.

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

- Minimal State Workload

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

Type of Impact	Budget Year FY 2025-26	Out Year FY 2026-27
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

Summary of Legislation

The bill prohibits certain clauses in residential rental agreements from being enforced when the tenant dies. This includes requiring payments of liquidated damages, acceleration of rent, repayment of concessions or move-in discounts to the landlord, or payments of fees or penalties from the early termination of agreements. A landlord may take possession of the unit without filing an eviction action in certain circumstances and can retain a security deposit if the death results in damage to the property.

State Revenue and Expenditures

The bill primarily impacts contracts between private parties. To the extent that disputes arise, state revenue and workload may increase for the Judicial Department as a result of increased civil case filings with the trial courts; however, a high level of compliance with the provisions of the bill is assumed, so any revenue and workload increase would be minimal.

Local Government

Similar to the state, Denver County Court may have an increase in revenue and workload to the extent that additional cases are filed.

Effective Date

The bill was signed into law by the Governor on June 4, 2025, and takes effect on August 6, 2025, assuming no referendum petition is filed.

State and Local Government Contacts

Counties	Local Affairs
Judicial	Municipalities

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](#).