



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 25-1334: CONDEMNATION AUTH OF CERTAIN SPECIAL DISTRICTS

#### Prime Sponsors:

Rep. Bacon

#### Fiscal Analyst:

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**Bill Outcome:** Postponed Indefinitely

**Drafting number:** LLS 25-1064

**Version:** Final Fiscal Note

**Date:** July 15, 2025

**Fiscal note status:** The fiscal note reflects the introduced bill. This bill was postponed indefinitely by the House Transportation, Housing, and Local Government Committee on April 28, 2025; therefore, the impacts identified in this analysis do not take effect.

### Summary Information

**Overview.** The bill would have clarified that certain special districts cannot acquire state-owned property or property of a home rule local government through eminent domain.

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

- State Expenditures
- Local Government

**Appropriations.** No appropriation was 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

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The bill clarifies that metropolitan districts and water and sanitation districts cannot exercise the power of eminent domain to acquire state-owned property or the property of a home rule local government. The bill does not affect the rights or liabilities of transactions that have vested as of the effective date of the bill or for past transactions.

## State Expenditures

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State legal expenses for litigation and other legal processes related to claims of eminent domain may decrease to the extent metropolitan districts or water and sanitation districts would have otherwise sought to acquire state-owned property through this method in the future. The use of eminent domain to acquire state property is assumed to occur rarely and no change in appropriations is required.

## Local Government

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The bill affects local governments in two ways.

First, metropolitan districts and water and sanitation districts can no longer pursue a claim of eminent domain against state-owned property or the property of a home rule local government. This may increase their costs to adjust development plans or to pursue the purchase of alternate properties.

Second, similar to the state impact described above, legal expenses for home rule local governments may decrease from less litigation and other processes related to claims of eminent domain by metropolitan districts or water and sanitation districts.

## Effective Date

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The bill takes effect upon signature of the Governor, or upon becoming law without his signature.

## State and Local Government Contacts

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Counties  
Law  
Local Affairs

Municipalities  
Stadium Districts

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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](#).