



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 25-1273: RESIDENTIAL BUILDING STAIR MODERNIZATION

#### Prime Sponsors:

Rep. Boesenecker; Woodrow  
Sen. Ball; Hinrichsen

#### Fiscal Analyst:

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**Bill Outcome:** Signed into Law

**Drafting number:** LLS 25-0438

**Version:** Final Fiscal Note

**Date:** August 19, 2025

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

### Summary Information

**Overview.** The bill requires municipalities to adopt or amend their building codes to allow multifamily residential buildings up to five stories to be served by a single exit, if certain conditions are met.

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

- Minimal State Workload
- Local Government

**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

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By December 1, 2027, the bill requires a municipality with a population of 100,000 or more that is served by an accredited fire protection district or fire department to adopt or amend a building code to allow up to five stories of a multifamily residential building to be served by a single exit, provided certain safety conditions are satisfied and the municipality has met certain meeting and notification requirements. The bill clarifies that these building code requirements do not impact existing energy code requirements or zoning codes.

## State Expenditures

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The bill may increase workload in the Department of Local Affairs to provide technical assistance to certain municipalities. Any impact is absorbable with existing resources.

## Local Government

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The bill may increase workload and costs for covered municipalities to modify and update their building codes. The bill is expected to apply to 12 municipalities that meet the bill's criteria (Denver, Colorado Springs, Aurora, Fort Collins, Lakewood, Thornton, Arvada, Westminster, Greeley, Pueblo, Boulder, and Centennial).

## Effective Date

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The bill was signed into law by the Governor and took effect on May 13, 2025.

## State and Local Government Contacts

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Counties	Municipalities
Fire Chiefs	Public Safety
Judicial	Regulatory Agencies
Local Affairs	