



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL NOTE

Drafting Number:	LLS 18-0597	Date:	January 16, 2018
Prime Sponsors:	Sen. Martinez Humenik; Williams A. Rep. Exum	Bill Status:	Senate Local Government
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Bill Topic:	RESIDENTIAL LEASE COPY & RENT RECEIPT
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Summary of Fiscal Impact:	<input checked="" type="checkbox"/> State Revenue (<i>potential, minimal</i>) <input checked="" type="checkbox"/> State Expenditure (<i>potential, minimal</i>) <input type="checkbox"/> State Transfer	<input type="checkbox"/> TABOR Refund <input checked="" type="checkbox"/> Local Government <input type="checkbox"/> Statutory Public Entity
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The bill requires that a landlord provide a tenant with a copy of the residential lease agreement, and to provide a receipt for cash payments of rent. The bill may increase revenue and expenditures in the Judicial Department to try new civil cases brought by tenants against landlords. Any change is anticipated to be minimal and does not require additional appropriations.

Appropriation Summary:	No appropriation is required.
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Fiscal Note Status:	This fiscal note reflects the introduced bill.
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Summary of Legislation

When a written rental agreement is entered between a landlord and a tenant, this bill requires that the landlord provide a copy of the signed agreement within seven days. If a tenant pays rent in person with cash or money order, the landlord must:

- provide a written receipt if the payment is delivered in person; or
- provide the receipt for payments not received in person if requested by the tenant.

The landlord may provide the tenant with an electronic copy of the agreement or the receipt unless the tenant requests a paper copy.

State Revenue and Expenditures

While the bill does not establish a penalty, a tenant may file a civil suit against a landlord for failing to provide the documentation required under the bill. To the extent that civil cases are filed, revenue to and workload for the Judicial Department will increase. No change in appropriations is required.

Local Government Impact

Similar to the state, to the extent that civil cases are filed, revenue to and workload for the Denver County Court, which is funded by the City and County of Denver, will increase.

Effective Date

The bill takes effect August 8, 2018, if the General Assembly adjourns on May 9, 2018, as scheduled, and no referendum petition is filed.

State and Local Government Contacts

Local Affairs Judicial Regulatory Agencies