HB 25-1168

Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 25-1168: HOUSING PROTECTIONS FOR VICTIM-SURVIVORS

Prime Sponsors:
Rep. Lindsay; Espenoza
Sen. Weissman

Fiscal Analyst:
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Bill Outcome: Signed into Law
Drafting number: LLS 25-0412

Version: Final Fiscal Note
Date: August 26, 2025

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

Summary Information

Overview. The bill expands housing protections for victims of domestic violence, domestic abuse, unlawful sexual behavior, and stalking.

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

- State Revenue
- State Expenditures
- 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

The bill expands housing protections for victims of domestic violence, domestic abuse, unlawful sexual behavior, and stalking (victim-survivors), as described below.

Protection from Unlawful Detention of Real Property

Currently, a tenant who is a victim of domestic violence or domestic abuse cannot be found guilty of unlawful detention of real property if the lease violation is caused by domestic violence or abuse, provided the tenant has a police report or a civil or emergency protection order. The bill expands these protections to include victims of unlawful sexual behavior and stalking, and also expands eligible documentation to include self-attestation or a letter signed by a qualified third party.

The bill also requires landlords to offer a repayment plan to victim-survivors alleged of unlawful detention due to unpaid rent. The landlord may issue a notice of default or file for possession if payments are not made on time. No fees or penalties can be charged by the landlord in the repayment plans, and victim-survivors may move out while repaying without facing additional penalties, unless they violate the repayment plan.

The bill also requires landlords to deliver notices to vacate to victim-survivors through personal service. If personal service cannot be perfected after three attempts, the landlord can post a copy of the notice in a conspicuous place or send by mail.

Court Proceedings for Victim-Survivors

The bill allows victim-survivors to file a motion or petition to suppress court records related to unlawful detention of property in certain circumstances.

The bill also allows the court to grant additional time to respond or extend trial dates to victim-survivors who are unable to receive or review court summons and complaints, or are unable to appear.

Tenant Rights for Victim-Survivors

The bill allows victim-survivors who terminate a lease to not be liable for property damage caused by the perpetrator during incidents of unlawful sexual behavior, stalking, domestic violence, or domestic abuse. Victim-survivors may owe one month’s rent if the landlord documents economic losses from an early lease termination and notifies the tenant within 30 days.

The bill prohibits landlords from transferring debts to third-party collectors unless they provide 90-day notice. Tenants who notify landlords of their victim-survivor status cannot be prevented from changing locks or penalized for safety measures. Landlords face civil liability for violating this provision.

State Revenue

The bill may impact revenue to the Judicial Department in two ways. First, the courts may see an increase in filing fees from civil case filings against landlords in violation of the new requirements for victim-survivors. However, to the extent the bill leads to fewer eviction or other landlord-tenant related cases, revenue from filing fees will decrease. This impact is expected to be minimal, as it is anticipated that landlords will largely comply with the new requirements. Revenue from filing fees is subject to TABOR.

State Expenditures

Trial courts in the Judicial Department may experience an impact in workload to the extent additional civil cases are filed under the bill and more information is reviewed in existing cases, such as repayment plans. The fiscal note assumes that landlords will generally comply with the law and any increase will be minimal.

Local Government

Similar to the state, the Denver County Court may experience a minimal revenue and workload impact to the extent additional civil cases are filed under the bill.

Effective Date

This bill was signed into law by the Governor and took effect on May 22, 2025.

State and Local Government Contacts

Counties	Local Affairs
Judicial	Municipalities