



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 25-1196: LANDLORD PROCEDURES FOR REMOVAL OF TENANTS

Prime Sponsors:

Rep. Woog; Phillips

Fiscal Analyst:

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Bill Outcome: Postponed Indefinitely**Drafting number:** LLS 25-0799**Version:** Final Fiscal Note**Date:** July 25, 2025

Fiscal note status: The final fiscal note reflects the introduced bill. This bill was postponed indefinitely by the House Transportation, Housing & Local Government Committee on February 26, 2025; therefore, the impacts identified in this analysis do not take effect.

Summary Information

Overview. The bill would have modified procedures landlords must use during the eviction process.

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

- Minimal State Revenue
- Minimal State Workload

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

The bill prohibits landlords from terminating a lease or evicting a tenant solely because a tenant fails to pay one or more late fees. Additionally, the bill clarifies which language a demand letter or notice must be provided. Specifically, rather than English, Spanish, or any other language that the landlord knows is the primary language of the tenant, the bill requires that the letter be provided in English, unless the tenant indicates another language as their primary language for such communications when entering the lease. Finally, the bill allows a copy of an eviction notice to be posted on the leased premise after only one unsuccessful attempt at personal service of the notice, rather than requiring at least one attempt of service on two separate days.

State Revenue and Expenditures

The bill limits circumstances in which landlords may seek to evict a tenant or terminate a lease. This may reduce civil eviction filings, reducing revenue to the Judicial Department from filing fees from civil cases. Revenue from filing fees is subject to TABOR. Additionally, trial courts in the Judicial Department may experience a decrease in workload if fewer civil cases are filed. Based on the narrow scope of the limitation provided by the bill, the fiscal note assumes that any decrease to state revenue or expenditures will be minimal.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed.

State and Local Government Contacts

Judicial

Local Affairs