



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 25-1092: RENT INCREASES BY LANDLORD TO TENANT

#### Prime Sponsors:

Rep. Winter T.

Sen. Pelton B.

#### Fiscal Analyst:

Brendan Fung, 303-866-4781

brendan.fung@coleg.gov

**Bill Outcome:** Postponed Indefinitely

**Drafting number:** LLS 25-0271

**Version:** Final Fiscal Note

**Date:** May 21, 2025

**Fiscal note status:** This final fiscal note reflects the introduced bill. The bill was postponed indefinitely by the House Transportation, Housing, and Local Government Committee on February 19, 2025; therefore, the impacts identified in this analysis do not take effect.

### Summary Information

**Overview.** The bill would have permitted landlords to initiate no-fault evictions under certain circumstances and deemed rent increases reasonable if they align with fair market value.

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

- 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

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Current law permits a landlord to initiate a no-fault eviction if the tenant refuses to sign a new lease with reasonable terms. The bill updates the scope of reasonable terms to include a rent increase that aligns with fair market value. If a landlord provides evidence that a rent increase aligns with fair market value, the increase is not deemed discriminatory, retaliatory, or unconscionable.

## State Revenue

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Starting in FY 2025-26, the bill may increase state revenue to the Judicial Department from an increase in filing fees to the extent that landlords file additional no-fault eviction cases, or tenants challenge whether rent increases reflect fair market value. Overall, it is assumed landlords will follow the new requirements. Revenue from filing fees is subject to TABOR.

## State Expenditures

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Similar to the State Revenue section above, the trial courts in the Judicial Department may experience a small increase in workload if additional civil cases are filed. The fiscal note assumes that landlords will comply with the law and any increase will be minimal.

## Effective Date

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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

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Judicial  
Law

Regulatory Agencies

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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](#).