



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Revised Fiscal Note

(replaces fiscal note dated February 3, 2023)

Drafting Number: LLS 23-0518 Date: March 6, 2023
Prime Sponsors: Rep. Valdez Bill Status: House Finance
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Bill Topic: PET ANIMAL OWNERSHIP IN HOUSING

Summary of Fiscal Impact: [X] State Revenue [X] State Expenditure [] State Transfer [] TABOR Refund [X] Local Government [] Statutory Public Entity

The bill provides protections for pet ownership in housing. Starting in FY 2023-24, the bill may minimally increase state and local expenditures and may increase state revenue on an ongoing basis.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: The revised fiscal note reflects the introduced bill, as amended by the House Transportation and Local Government Committee.

Summary of Legislation

The bill provides several protections for pet ownership in housing. Specifically, this bill:

- prohibits homeowner insurance and dwelling fire insurance providers from changing premiums on, refusing to issue, cancelling, or refusing to renew a policy based on the breed of dog kept at a home, unless the premium amount is based on sound underwriting and actuarial principles;
requires that officers conducting an eviction follow specific protocols when a pet is present;
establishes limits on security deposit and rent amounts that a landlord may charge for pets; and,
excludes pets from the personal items against which a landlord may place a lien for unpaid rent.

State Revenue and Expenditures

If the bill increases civil case filings, state revenue from filing fees and trial court workload in the Judicial Department may minimally increase starting in FY 2023-24. This fee revenue is subject to TABOR. No change in appropriations is required.

Local Government

For municipalities operating public housing where pets are currently prohibited, the bill may increase expenditures to communicate with residents and adjust rental leases to allow tenants to keep pets.

Sheriffs and any other local law enforcement involved in conducting evictions will be required to update procedures and training to conform with the bill's pet protocols.

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

Counties
Law
Regulatory Agencies

Housing Finance Authority
Local Affairs
Revenue

Judicial
Municipalities