



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 25-1273: RESIDENTIAL BUILDING STAIR MODERNIZATION

**Prime Sponsors:**

Rep. Boesenecker; Woodrow  
Sen. Ball

**Fiscal Analyst:**

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**Drafting number:** LLS 25-0438

**Version:** Initial Fiscal Note

**Date:** March 13, 2025

**Fiscal note status:** The fiscal note reflects the introduced bill.

### Summary Information

**Overview.** The bill requires municipalities to adopt or amend their building codes to allow multifamily residential buildings up to five stories to be served by a single exit, if certain conditions are met.

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

- Minimal State Workload
- 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

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By December 1, 2027, the bill requires a municipality with a population of 100,000 or more that is served by an accredited fire protection district or fire department to adopt or amend a building code to allow up to five stories of a multifamily residential building to be served by a single exit, provided certain safety conditions are satisfied. The bill clarifies that these building code requirements do not impact existing energy code requirements or zoning codes.

## State Expenditures

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The bill may increase workload in the Department of Local Affairs to provide technical assistance to certain municipalities. Any impact is absorbable with existing resources.

## Local Government

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The bill may increase workload and costs for covered municipalities to modify and update their building codes. The bill is expected to apply to 12 municipalities that meet the bill's criteria (Denver, Colorado Springs, Aurora, Fort Collins, Lakewood, Thornton, Arvada, Westminster, Greeley, Pueblo, Boulder, and Centennial). s

## Effective Date

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The bill takes effect upon signature of the Governor, or upon becoming law without his signature.

## State and Local Government Contacts

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Counties	Municipalities
Fire Chiefs	Public Safety
Judicial	Regulatory Agencies
Local Affairs	

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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](#).