



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 26-1045: DISABILITY HOUSING PROTECTIONS

Prime Sponsors:

Rep. Clifford; Zokaie

Sen. Michaelson Jenet

Fiscal Analyst:

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Version: Initial Fiscal Note

Date: January 20, 2026

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

Summary Information

Overview. The bill clarifies definitions related to service animals and reasonable accommodations in housing for individuals with disabilities.

Types of impacts. The bill has no fiscal impact on state or local government.

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

Type of Impact	Budget Year FY 2026-27	Out Year FY 2027-28
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 adds definitions for "assistance animal" and "emotional support animal" to the Colorado Anti-Discrimination Act (CADA), and defines "reasonable accommodation" for housing practices included under CADA. The bill specifies other conditions related to assessing reasonable accommodations in housing and prohibiting unfair or discriminatory housing practices against individuals with disabilities.

Assessment of No Fiscal Impact

The definitions codified in this bill had until recently been part of federal guidance that the state complied with. The procedural and administrative infrastructure to assist persons with housing accommodations is already in place across state and local government housing programs. The bill thus codifies existing practice and clarifies authority that is already being implemented. For these reasons, the bill is assessed as having no fiscal impact.

Effective Date

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

State and Local Government Contacts

Human Services

Local Affairs

Labor

Regulatory Agencies

Law