



# Fiscal Note

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### HB 26-1047: PROTECTIONS FOR RESIDENTIAL TENANTS

**Prime Sponsors:**

Rep. Joseph

**Fiscal Analyst:**

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**Published for:** House Judiciary

**Drafting number:** LLS 26-0028

**Version:** Initial Fiscal Note

**Date:** January 30, 2026

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

#### Summary Information

**Overview.** The bill requires landlords to include additional information in eviction filings, requires courts to change their suppression procedures in eviction cases, and requires landlords to offer tenants one payment option that does not require a transaction fee.

**Types of impacts.** The bill is projected to affect the following areas on an ongoing basis beginning in FY 2026-27:

- State Expenditures

**Appropriations.** For FY 2026-27, the bill requires an appropriation of \$50,531 to the Judicial Department.

**Table 1**  
**State Fiscal Impacts**

Type of Impact	Budget Year FY 2026-27	Out Year FY 2027-28
State Revenue	\$0	\$0
State Expenditures	\$59,282	\$40,482
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.4 FTE	0.4 FTE

**Table 1A**  
**State Expenditures**

<b>Fund Source</b>	<b>Budget Year</b> <b>FY 2026-27</b>	<b>Out Year</b> <b>FY 2027-28</b>
General Fund	\$50,531	\$31,731
Cash Funds	\$0	\$0
Federal Funds	\$0	\$0
Centrally Appropriated	\$8,751	\$8,751
<b>Total Expenditures</b>	<b>\$59,282</b>	<b>\$40,482</b>
<b>Total FTE</b>	<b>0.4 FTE</b>	<b>0.4 FTE</b>

## **Summary of Legislation**

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In forcible entry and detainer (FED, or eviction) cases, the bill requires a landlord filing a demand to include a copy of the lease between the landlord and tenant, as well as a rent ledger if alleged nonpayment of rent has occurred. Failure to include this information is an affirmative defense for a tenant in an eviction case. Demands must also redact personally identifiable information. If a landlord files a complaint with the court, the landlord must include a copy of the demand, as well as records of alleged lease violations or grounds for a no-fault eviction if these are the basis for the complaint.

Under current law, court records in FED cases are suppressed until a judge makes an order granting the landlord possession of the property, with certain exceptions. The records are then automatically unsuppressed unless the landlord and tenant agree to keep them suppressed. Instead, this bill requires suppression of all documents in an FED case, unless the case involves a substantial violation of a lease. However, the bill allows records for cases involving a substantial lease violation to remain suppressed with the agreement of all parties.

The bill allows a court to publish a judicial opinion in FED cases if names and identifiers of the parties involved are anonymized. Tenants who have records suppressed are not required to disclose any existence of court records.

Finally, the bill requires landlords to give tenants at least one option to pay rent using a method that does not require online portal access or payment of transaction fees.

## **State Expenditures**

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The bill increases state expenditures in the Judicial Department by about \$59,000 in FY 2026-27 and about \$40,000 in FY 2027-28 and ongoing. These costs, paid from the General Fund, are summarized in Table 2 and discussed below.

**Table 2**  
**State Expenditures**  
**Judicial Department**

<b>Cost Component</b>	<b>Budget Year</b> <b>FY 2026-27</b>	<b>Out Year</b> <b>FY 2027-28</b>
Personal Services	\$31,731	\$31,731
Operating Expenses	\$0	\$0
Capital Outlay Costs	\$0	\$0
Form Remediation and Translation	\$18,800	\$0
Centrally Appropriated Costs	\$8,751	\$8,751
<b>Total Costs</b>	<b>\$59,282</b>	<b>\$40,482</b>
<b>Total FTE</b>	<b>0.4 FTE</b>	<b>0.4 FTE</b>

## **Staff**

Beginning in FY 2026-27 and ongoing, the State Court Administrators Office will require 0.4 FTE in Court Staff to implement the bill. Staff will review FED cases to check if the complaint contains a substantive lease violation and will spend roughly 2 minutes, on average, for approximately 27,000 FED cases annually, to unsuppress the appropriate court documents.

## **Form Remediation and Translation**

The Judicial Department will contract with accessibility and translation vendors to update approximately 14 forms to reflect the changes to required information and affirmative defenses for parties submitting documents in FED cases. The remediation of each form costs about \$1,200 on average, and the translation cost is about \$143 per form. With 14 forms impacted by the bill, resulting in a total cost of \$18,800.

## **Centrally Appropriated Costs**

Pursuant to a Joint Budget Committee policy, certain costs associated with this bill are addressed through the annual budget process and centrally appropriated in the Long Bill or supplemental appropriations bills, rather than in this bill. These costs, which may include employee insurance, supplemental employee retirement payments, indirect cost assessments, and other costs, are shown in Table 2 above.

## **Effective Date**

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

## **State Appropriations**

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For FY 2026-27, the bill requires a General Fund appropriation of \$50,531 to the Judicial Department, and 0.4 FTE.

## **State and Local Government Contacts**

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Judicial

Regulatory Agencies

Local Affairs