



**FINAL**  
**FISCAL NOTE**

---

**Drafting Number:** LLS 10-0600**Date:** July 1, 2010**Prime Sponsor(s):** Rep. Massey  
Sen. Tochtrop**Bill Status:** Signed into Law**Fiscal Analyst:** Harry Zeid (303-866-4753)

---

**TITLE:** CONCERNING AMENDMENTS TO THE "COLORADO FORECLOSURE PROTECTION ACT".**Summary of Legislation**

The Colorado Foreclosure Protection Act requires equity purchasers to follow specific requirements when taking an equity interest in a residential home that is in default. HB10-1133 amends key provisions of the Colorado Foreclosure Protection Act, including the definition of an "equity purchaser", and imposes additional duties on equity purchasers.

The Governor signed the bill into law on June 7, 2010, and unless a referendum petition is filed, the bill will take effect January 1, 2011.

**Assessment**

HB10-1133 will not affect state or local revenue or expenditures, and is therefore assessed as having no fiscal impact.

With certain exceptions, an equity purchaser is defined as a person who, in the course of the person's business, vocation, or occupation, acquires title to a residence in foreclosure. Under current law, an equity purchaser must insert a rescission period into a contract and provide specific disclosures about a homeowner's rights to share in any equity that results from the sale of the home. The bill modifies these disclosure requirements. Enforcement provisions available to the attorney general and district attorneys when enforcing the act are unaffected by the bill.

**Departments Contacted**

Law