

  
*Colorado Legislative Council Staff Fiscal Note*  
**LOCAL**  
**FISCAL IMPACT**

**Drafting Number:** LLS 09-0500  
**Prime Sponsor(s):** Rep. Soper; Court Sen. Romer

**Date:** January 19, 2009  
**Bill Status:** House Business Affairs and Labor  
**Fiscal Analyst:** Josh Abram (303-866-3561)

**TITLE:** CONCERNING A REQUIREMENT THAT CARBON MONOXIDE ALARMS BE INSTALLED IN RESIDENTIAL PROPERTIES.

Fiscal Impact Summary	FY 2009-2010	FY 2010-2011
<b>State Revenue</b>		
<b>State Expenditures</b>		
<b>FTE Position Change</b>	0.0 FTE	0.0 FTE
<b>Effective Date:</b> The bill is effective upon signature of the Governor or upon becoming law without his signature.		
<b>Appropriation Summary for FY 2009-2010:</b> None Required.		
<b>Local Government Impact:</b> See Local Government Impact Section.		

**Summary of Legislation**

This bill requires that all single and multi-family dwellings sold after July 1, 2009, be equipped with carbon monoxide alarms near bedrooms if the dwelling has:

- a fuel burning heater or appliance;
- a fireplace; and/or
- an attached garage.

Further, the bill requires that any building permit issued for new construction of a single or multi-family dwelling, including rental properties, be subject to the same provisions.

The bill establishes requirements for the maintenance and installation of alarms in rental properties and requires that prior to renting to a new tenant a landlord must replace or repair an existing alarm, as needed. A multi-family rental building may be installed with an alarm near the central heating unit in the building if the alarm is able to notify a responsible person. The bill permits a local government to set more stringent requirements for the installation of alarms. Finally, the bill grants immunity from liability to any person who properly installs or maintains a carbon monoxide alarm.

**Local Government Impact**

The majority of the financial burden created by the bill will be incurred by private property owners and on residential developers.

County housing authorities are also owners of residential property. As county authorities sell existing properties or build new ones, they will be required to pay the cost of installing alarms, estimated at \$40 per unit. The number of alarms needed is dependent on where bedrooms are located. For example a 100-bedroom multi-family dwelling could require anywhere from 60 to 75 alarms at an additional cost of \$2,400 to \$3,000. These higher costs will only be incurred when the county housing authority sells or builds family dwellings beginning July 1, 2009. For this reason the bill is assessed as having a local fiscal impact.

**Departments Contacted**

Local Affairs

Regulatory Agencies

Public Health and Environment