


Colorado Legislative Council Staff Fiscal Note
LOCAL
FISCAL IMPACT

Drafting Number: LLS 08-0945	Date: March 3, 2008
Prime Sponsor(s): Sen. Hagedorn Rep. Soper	Bill Status: Senate Health and Human Services Fiscal Analyst: Josh Abram ((303) 866-3561)

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

Fiscal Impact Summary	FY 2008-2009	FY 2009-2010
State Revenue		
State Expenditures		
FTE Position Change	0.0 FTE	0.0 FTE
Effective Date: The bill is effective upon signature of the Governor, or upon becoming law without his signature.		
Appropriation Summary for FY 2008-2009: None required.		
Local Government Impact: See Local Government Impact section.		

Summary of Legislation

This bill requires that all single and multi-family dwellings sold after July 1, 2008, 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.

Local Government Impact

The majority of the financial burden created by the bill will be incurred by private owners of property, 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 incur the cost of installing alarms. An average cost for alarms that meet the specifications in the bill is \$55 per unit. The number of alarms needed is dependent on where bedrooms are located. For example, a 100 bedroom multi-family dwelling could need anywhere from 60 to 75 alarms, for an additional cost of between \$3,300 and \$4,125 to sell or construct the building. These higher costs will only be incurred when the county housing authority sells or builds family dwellings beginning in July 1, 2008. For this reason, the bill is assessed as having a local fiscal impact.

Departments Contacted

Local Affairs

Regulatory Agencies

Public Health and Environment