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Spencer Fane Team Addresses Colorado's HB 1090 in Colorado Real Estate Journal

Spencer Fane attorneys Victoria Venzor and Robin L. Nolan recently wrote an article published by *Colorado Real Estate Journal*, The Price Is Right (and Final): Colorado's HB 25-1090.

In the article, which originated as a firm blog post, the team examines HB 1090's purpose and impact, including important requirements and practical considerations for landlords as the law takes effect for them in 2026. The article goes on to highlight key takeaways for tenants and explores lingering questions about what lies ahead.

"HB 1090 reflects Colorado's broader push for transparency in consumer transactions. For landlords and property managers, compliance means reassessing how rents and fees are structured, advertised, and communicated to tenants," the team wrote. "Taking proactive steps now will mitigate disputes and enforcement risk while strengthening landlord-tenant relationships."

Victoria represents homebuilders, commercial developers, financial institutions, landlords, and tenants on a wide range of commercial real estate transactions, adhering to specific financial objectives and timely decision-making as she forms practical solutions for sophisticated projects.

Robin assists her commercial real estate clients with negotiating and drafting documents for their projects from the ground up, including purchase and sale contracts, easements, title review, restrictive covenants, declarations and maintenance agreements, leases, financing documents, and construction contracts. Robin represents multi-family housing operators; shopping center, office, warehouse, multi-family, and single-family housing developers; purchasers and sellers of real estate; borrowers; and commercial landlords and tenants.

Read the team's full article here.