IMPORTANT UPDATE

for Colorado Buyers & Sellers

COLORADO HOUSE BILL HB26-1426

A NEW LAW FOR REAL ESTATE

EFFECTIVE
AUGUST 12, 2026

This new law brings important changes to the way real estate services and compensation are handled in Colorado.



WHAT CHANGED? WHAT IT MEANS FOR YOU.

BROKER MUST HAVE A WRITTEN AGREEMENT WITH YOU

Previously a Colorado broker could work with a consumer as a transaction broker without a written agreement. That is no longer permitted.

BUYERS AND THEIR AGENTS AGREE ON COMPENSATION

Before receiving services, you and your broker must sign a written agreement that clearly outlines the services you'll receive and the compensation amount or rate.

MORE CHOICE. MORE CONTROL. BETTER OUTCOMES.

You are always in control. You choose the broker and services that are the right fit for your needs, goals, and budget.

GREATER TRANSPARENCY LEADS TO BETTER RELATIONSHIPS

This law promotes transparency, informed decision-making, and stronger relationships between consumers and their agents.

THE WRITTEN AGREEMENT: YOUR PROTECTION

A written buyer representation agreement explains:

- The services your broker will provide
- The compensation amount or rate
- How and when payment will be made
- Any other terms of your working relationship

You are never required to sign an agreement until you are ready. Ask questions, review your options, and feel confident in your choice.

WHAT A BROKER MAY DO WHEN A WRITTEN AGREEMENT IS IN PLACE

SHOW HOMES & PROVIDE EXPERT GUIDANCE
Search for properties, schedule showings, and provide expert advice throughout the process.

NEGOTIATE ON YOUR BEHALF
Negotiate terms, price, inspections, repairs, and more to protect your interests.

MANAGE THE TRANSACTION
Handle paperwork, deadlines, and communication to help ensure a smooth closing.

THE BOTTOM LINE: This law puts YOU in charge—of your choices, your broker, and the value you receive. Transparency leads to better outcomes for everyone.



I'm Here to Help!

I'm committed to providing exceptional service, clear communication, and expert guidance—every step of the way.

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