

Colorado Legislative Action Committee

- ▶ 2024 Legislative Session
February Update Webinar

HB24-1078 - Regulation of Community Association Managers - Oppose

- ▶ Sponsors: Rep. Titone, Rep. Ricks.
- ▶ Repeat of a 2022 version of the bill with minor changes
- ▶ Requires licensure for business entities, criminal history checks for controlling manager and any other managers
- ▶ Points-based disciplinary system
- ▶ Passed out of Committee 8-3, headed to Committee on Finance

SB24-112 - Construction Defect Action Procedures - Oppose

- ▶ Sponsors: Sen. Lundeen
- ▶ Language on express/implied warranties
- ▶ Reduces liability due to design professional errors
- ▶ Adds difficult barriers to construction defect action for association
- ▶ March 5th Committee Hearing

SB24-106 - Right to Remedy Construction Defect - Oppose

- ▶ Sponsors: Sen. Zenzinger, Sen. Coleman, Rep. Bird
- ▶ Right for construction professional to remedy a claim
- ▶ Limits liability upon completion of work
- ▶ Alternative Dispute Resolution
- ▶ Increases the requirements on Associations to bring claims
- ▶ Adds barriers to the types of items allowed to bring a claim
- ▶ March 5th Committee Hearing

HB24-1230 - Protections for Real Property Owners

- ▶ Sponsors: Rep. Amabile, Rep. Weinberg, Sen. Mullica, Sen. Exum
- ▶ Construction defect related
- ▶ Requires HOA governing documents to conform with current law, no different or additional requirements

HB24-1158 - HOA Foreclosure Sales Requirements - Oppose

- ▶ Sponsor: Rep. Ricks
- ▶ Requires additional notices for homeowners including foreclosure assistance programs
- ▶ Limits attorney fees to \$2,500 per foreclosure
- ▶ Requires minimum bid amount of funds owed plus 60% equity
- ▶ Laid over for action on February 27th

HB24-1051 - Towing Carrier Regulation

- ▶ Sponsor: Rep. Boesenecker, Rep. Mauro, Sen. Cutter, Sen. Priola
- ▶ Various towing carrier requirements
- ▶ Requires property owners to pay for the removal and storage for 30 days - makes towing nonviable
- ▶ Passed 7-3, referred to Committee on Finance

HB24-1152 - Accessory Dwelling Units - Amend

- ▶ Sponsors: Rep. Amabile, Rep. Weinberg, Sen. Mullica, Sen. Exum
- ▶ Creates restrictions around ADUs
- ▶ CLAC would like to see more authority to cover design review / architectural considerations, or language excluding HOAs
- ▶ Passed 9-2, headed to Committee on Appropriations

- ▶ 2nd bill: SB24-154 - Sen. Jaquez Lewis - excludes Associations

HB24-1108 - Study for Property & Casualty Insurance Policies - Support

- ▶ Sponsors: Rep. McCluskie, Rep. Amabile, Sen. Roberts
- ▶ Insurance Commissioner to conduct a study regarding policies submitted to associations and hotel/lodging facilities
- ▶ Consider current market conditions
- ▶ Implementation of programs to ensure long-term sustainability
- ▶ Report due by January 1, 2026
- ▶ Passed 11-0 in Committee

HB24-1233 - HOA Delinquency Payments Enforcement - Support

- ▶ Sponsors: Rep. Wilson, Rep. Snyder, Sen. Roberts, Sen. Gardner
- ▶ HB22-1137 Cleanup
- ▶ Removes posting on unit requirement
- ▶ Reverts payment plan to 12 months
- ▶ Removes requirement of minimum \$25 payment plan
- ▶ Allows HOA to charge owner for costs of notices by certified mail
- ▶ Hearing today, Feb. 28th, 1:30 p.m.

HB23-1105 Task Force Updates

- ▶ Last meeting: February 23, 2024
- ▶ Next meeting: March 22, 2024
- ▶ Final report due: April 15, 2024
- ▶ <https://engagedora.org/hoa-task-force>
- ▶ Recordings available online

Other Bills - Monitoring

Little to no effect that we can foresee

- ▶ SB24-005 - Prohibit Landscape Practices for Water Conservation
- ▶ SB24-021 - Exempt Small Communities from HOA Requirements
- ▶ SB24-058 - Landowner Liability Recreational Use Warning Signs
- ▶ SB24-096 - Fenced Perimeter Security Alarm Systems
- ▶ SB24-145 - Uniform Unlawful Restrictions in Land Records
- ▶ HB24-1313 - Hosing in Transit-Oriented Communities

Writing to your legislators

- ▶ Prepared statements available
- ▶ Personal stories preferred
- ▶ Highlight 2-3 key points
- ▶ CAI Calls To Action target where you live and vote

How to Provide Testimony

▶ IN PERSON

- ▶ 2-3 times per session in Denver, often late notice
- ▶ Business attire
- ▶ We help prepare your statement
- ▶ Speak before the Committee for 1-2 minutes
- ▶ We grab lunch or coffee after the hearing as a group to debrief
- ▶ It's fun!

▶ VIRTUALLY

- ▶ New since COVID
- ▶ Submit written comments to the record
 - ▶ We can help you prepare them
- ▶ Testify virtually (in most cases)
 - ▶ We can help you prepare

2024 CLAC Events

MAY 30, 2024

Trivia & Networking
Southern Colorado

JUNE 13, 2024

Education & Networking
Northern Colorado

SEPT 16, 2024

Annual CLACsic Golf Outing
Arrowhead Golf Course

THANK YOU

Get In Touch

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