

Colorado Legislative Action Committee

- ▶ 2024 Legislative Session
January Update Webinar

HB24-1078 - Regulation of Community Association Managers

- ▶ 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
- ▶ “Minimal” regulation was found to be needed to protect from risks of theft

SB24-021 - Exempt Small Communities from HOA Requirements

- ▶ Sponsors: Sen. Rich, Rep. Soper
- ▶ Increases the amount of units under a small cooperative/limited-expense planned community in most cases from 10 units to 20

HB24-1091 - Fire-Hardened Building Materials in Real Property

- ▶ Sponsors: Rep. Brown, Rep. Titone, Sen. Cutter, Sen. Jaquez Lewis
- ▶ Prohibits covenants and restrictions that disallow the installation, use or maintenance of fire-hardened building materials in residential real property.
- ▶ Allows associations to develop reasonable design, dimension, placement and appearance standards used for fencing

HB24-1108 - Study for Property & Casualty Insurance Policies

- ▶ 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

SB24-005 - Prohibit Landscaping Practices for Water Conservation

- ▶ Sponsors: Sen. Roberts, Sen. Simpson, Rep. McCormick, Rep. McLachlan
- ▶ As of January 1, 2025, prohibits associations and local governments from allowing nonfunctional turf, artificial turf, or invasive species on a transportation corridor (right-of-way, tree lawns)

SB24-058 - Landowner Liability Recreational Use Warning Signs

- ▶ Sponsors: Sen. Baisley, Sen. Roberts, Rep. Titone, Rep. Bird
- ▶ Landowners whose use by others for recreational purposes are not liable under statute if:
 - ▶ Post a warning sign at primary access point which includes certain criteria
 - ▶ Maintains a photo or other evidence of the sign
 - ▶ The dangerous condition, use, structure, or activity that caused the injury or death is described by the sign
- ▶ Users of the land must stay on the designated area unless owner allows
- ▶ N/A for associations - applies to other landowners and entities

SB24-096 - Fenced Perimeter Security Alarm System Regulations

- ▶ Sponsors: Sen. Van Winkle, Rep. Soper
- ▶ Defines what a fenced perimeter security alarm system is
- ▶ Limits the extent to which a local government is authorized to impose regulations related to such systems

HB23-1105 Task Force Updates

- ▶ Last meeting: January 16, 2024
- ▶ Next meeting: February 2, 2024 and February 16, 2024
- ▶ <https://engagedora.org/hoa-task-force>
- ▶ Recordings available online

Rumor Mill...

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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Find a Bill: <https://leg.colorado.gov>

CAI Bill Tracker: <https://www.caionline.org/Advocacy>