



## 2021 End of Session Report

CAI's Colorado Legislative Action Committee (CO LAC) was active during this legislative session [advocating on behalf of the 2.3 million Coloradans living in 10,410 community association in Colorado](#). The 22-member committee volunteered hundreds of collective hours to review bills, draft testimony, work with the LAC's lobbyists, meet with legislators and other decision-makers, and testify for and against bills. More than 670 bills were introduced, and more than 600 bills were enacted. The LAC reviewed 10 bills that directly or indirectly impacted community associations. Below is a brief list of highlights from 2021:

**HB 1074: Immunity for Entities During COVID-19.** The CO LAC supported this legislation, which would have established civil immunity for entities for exposure to COVID-19. CAI supported state legislation that limits an association's liability as common areas and community facilities reopen for communities that act in good faith and comply with local, state, and CDC guidelines, as one of its 2021 Advocacy Priorities.

**Status: FAILED**

**HB 1108: Gender Identity Expression Anti-discrimination.** The CO LAC support this legislation, which added prohibitions in the matter of housing against gender-based discrimination to clarify the individuals who are included in a protected class. CAI public policy encourages fair and reasonable interpretations and administration of, or changes to, fair housing acts and related legislation and regulations.

**Status: PASSED**

**HB 1229: Home Owners' Associations Governance Funding Record Keeping.** This bill increases requirements for transparency and disclosure for homeowners associations. Requirements include disclosure of HOA fees, financial statements, reserve fund balances, insurance coverages, and minutes from board meetings. Other issues addressed by this bill include the powers of an HOA regarding the installation of artificial turf and solar paneling by individual owners.

**Status: PASSED**

**HB 1310: Homeowners' Association Regulation of Flags and Signs.** This act simplifies and broadens the protections of individuals who display the American flag and other variations thereof, as well as political signs. Under this legislation, homeowners associations are required to permit the display of any noncommercial flag or sign, barring few restrictions.

**Status: PASSED**

**HB 1283: Vehicle Towing Consumer Protection.** This act addresses consumer protection and the Public Utility Commission's review of towing carrier regulations. CLAC sought and obtained an amendment that would add a member to sit on this committee to represent common interest communities. CLAC has submitted their appointment to the Governor for approval.

**Status: SUCCESSFULLY AMENDED AND PASSED**

### Colorado Contact Information

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**YOUR ASSISTANCE IS NEEDED!**

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Individual and corporate contributions are both allowed and appreciated. Most community association boards can legally allocate money to support the CO LAC. Please visit [www.caionline.org/lacdonate/](http://www.caionline.org/lacdonate/) and donate to “Colorado” to support our continued efforts.

For more information visit [www.caionline.org/COLAC](http://www.caionline.org/COLAC).