

Bill: [HB15-1006](#)

Title: Invasive Phreatophyte Grant Program

Position Monitor

House Sponsors [E. Vigil](#) (D)  
[D. Coram](#) (R)

Senate Sponsors [J. Sonnenberg](#) (R)

**Water Resources Review Committee.** The bill establishes a 5-year grant program for the management of invasive phreatophytes, which are deep-rooted plants that consume water from the water table or the layer of soil just above the water table. **Section 1** of the bill creates the

Official Summary  
invasive phreatophyte grant program account in the noxious weed management fund. **Section 2** creates the grant program. The department of agriculture administers the grant program under its authority to manage noxious weeds. To qualify for a grant, an applicant must propose a project for the management of invasive phreatophytes that utilizes best management practices.

House Committee  
Agriculture, Livestock and Natural Resources

Senate Committee  
Agriculture, Natural Resources, and Energy

Hearing Date

Status Senate Third Reading Passed - No Amendments (05/06/2015)

Fiscal Notes [Fiscal Notes](#) (04/30/2015)

Comment

Bill: [HB15-1016](#)

Title: Promote Precipitation Harvesting Pilot Projects

Position Monitor

House Sponsors [D. Coram](#) (R)

Senate Sponsors [J. Sonnenberg](#) (R)

**Water Resources Review Committee.** In 2009, the general assembly authorized up to 10 precipitation harvesting pilot projects for new real estate developments of residential housing or mixed uses. Only one project has been approved. To encourage more projects, the bill:

Official Summary

- Includes the redevelopment of residential housing or mixed uses and new or redeveloped multi-building nonresidential property as potential pilot projects;
- Directs the Colorado water conservation board to update its approval criteria and guidelines, including regionally applicable factors that sponsors can use for substitute water supply and augmentation plans that specify the amount of evapotranspiration of preexisting natural vegetative cover, to which the state engineer and water judges must give presumptive effect, subject to rebuttal;
- Reduces the amount of water needed for a project's temporary substitute water supply plan and permanent augmentation plan by the amount of historic natural depletion to the waters of the state, if any, caused by the preexisting natural vegetative cover and evaporation on the surface of the area that will be, or that has been, made impermeable as part of the pilot project; and
- Specifies that a project's temporary retention of storm water for the purpose of improving water quality is not subject to an order of the state or division engineers if the retention complies with the board's criteria and guidelines and the applicable requirements of the state's water quality laws.

House  
Committee

Agriculture, Livestock and Natural Resources

Senate  
Committee

Agriculture, Natural Resources, and Energy

Hearing Date

Status

House Considered Senate Amendments - Result was to Laid Over Daily (04/30/2015)

Fiscal Notes

[Fiscal Notes](#) (01/16/2015)

Comment

Bill: [HB15-1033](#)

Title:

Strategic Planning Group On Aging

Position

Support

House Sponsors

[D. Primavera](#) (D)

Senate Sponsors

[L. Crowder](#) (R)

Official  
Summary

The bill establishes a strategic action planning group (group), appointed by the governor, to study issues related to the increasing number of Colorado residents 50 years of age and older (older adults)

and  
to issue a comprehensive strategic action plan on aging (plan). The bill  
directs specific areas for the group to analyze and to make  
recommendations. The group shall also make two updates to the plan.  
The  
bill establishes a cash fund to receive appropriations and gifts, grants,  
and  
donations to pay for the group's work.

House  
Committee Public Health Care and Human Services

Senate  
Committee State, Veterans, and Military Affairs

Hearing Date

Status Senate Third Reading Passed - No Amendments (04/27/2015)

Fiscal Notes [Fiscal Notes](#) (04/21/2015)

Comment

Bill: [HB15-1040](#)

Title: Modify HOA Management Licensing Requirements

Position Monitor

House Sponsors [D. Thurlow](#) (R)

Senate Sponsors

Under current law, a person who performs at least one community  
association management practice relating to the management of a  
common interest community is required to obtain a community  
association manager license from the director of the division of real  
estate  
in the department of regulatory agencies. The bill limits that requirement  
in a number of ways.

Official  
Summary **Section 1** of the bill redefines common interest community to  
exclude common interest communities with fewer than 200 units, those  
containing only units restricted to nonresidential use, and those  
containing  
only time share units. Section 1 also repeals language requiring a  
separate  
license for a chief executive officer that employs or contracts with  
individuals engaged in community association management practices or  
executives with oversight and supervision of individuals engaging in  
community association management practices. Finally, section 1  
redefines

community association manager to be a person who engages in 4 or more community association management practices.

**Section 2** requires that if more than one individual engages in community association management practices for a single common interest community then only one of the individuals is required to obtain a license, which must be a designated manager's license.

Under current law, when a partnership, limited liability company, or corporation designates a manager and that manager applies for a designated manager's license, all individuals that the entity employs to engage in community association management practices must take and pass an examination in order for a designated manager's license to be issued to the designated manager. **Section 3** removes the examination requirement for everyone except the designated manager.

House  
Committee

State, Veterans, & Military Affairs

Senate  
Committee

Hearing Date

Status House Committee on State, Veterans, & Military Affairs Postpone  
Indefinitely (02/09/2015)

Fiscal Notes [Fiscal Notes](#) (01/20/2015)

Comment

Bill: [HB15-1093](#)

Title: Exceptions Efficient Plumbing Fixture Requirements

Position Monitor

House Sponsors [T. Dore](#) (R)

Senate Sponsors

Official  
Summary

**Section 1** of the bill repeals a prohibition that would go into effect on September 1, 2016, that disallows the sale of certain plumbing fixtures

unless they are water-efficient plumbing fixtures. The prohibition would apply to lavatory faucets, shower heads, flushing urinals, tank-type toilets,

and tank-type water closets.

**Sections 2, 3, and 4** maintain prior legislative enactments concerning water-efficient indoor plumbing fixtures that would otherwise

be repealed on September 1, 2016. These prior enactments concern water-efficient indoor plumbing fixtures in 3 contexts:

- Builders of new single-family detached residences must offer the buyers toilets, faucets, and shower heads that meet the current standards of the federal environmental protection agency's WaterSense program;
- New construction or renovation of state-owned buildings must include the installation of water-efficient plumbing devices; except that tank-type water closets and flushometer toilets need not meet water efficiency standards as stringent as the current WaterSense standards. Section 3 adds an exception for the installation of water-efficient plumbing devices in new construction or renovation of state-owned buildings where the public entity responsible for the new construction or renovation determines that installation of water-efficient plumbing devices would be detrimental to public health or safety.
- New construction and renovation of residential structures and office, commercial, or industrial buildings must meet water-efficiency standards; except that a waiver from the water-efficiency requirements may be obtained if the local administrative authority issuing a building permit determines either that compliance with the water efficiency standards would be detrimental to public health or safety or that water-efficient fixtures and fittings would cause a sewer hydraulic gradient insufficient to handle reduced water flows.

**Section 5** makes a conforming amendment.

House  
Committee

State, Veterans, & Military Affairs

Senate  
Committee

Hearing Date

Status

House Committee on State, Veterans, & Military Affairs Postpone Indefinitely (02/04/2015)

Fiscal Notes

[Fiscal Notes](#) (01/27/2015)

Comment

Bill: [HB15-1095](#)

Title:

Common Int Exempt Small Limited Expense Community

Position

Monitor

House Sponsors

[T. Carver](#) (R)

Senate Sponsors

[K. Lundberg](#) (R)

Official Summary The Colorado Common Interest Ownership Act (CCIOA), enacted in 1992, contains an exemption from most of its provisions for certain preexisting cooperatives and planned communities, based on the number of units. A similar exemption applies to new (post-1992) communities based on either the number of units or the dollar amount of assessments for common-interest expenses, so long as the annual assessments do not exceed \$300. The assessment-based exemption requires the \$300 limit to be spelled out in the community's recorded declaration, which cannot be changed except upon a 2/3 vote of all homeowners.

The bill allows a community created before the passage of CCIOA the same exemption based on a \$300 or less annual assessment, and it allows the \$300 limit to be established either in the declaration or in the community's bylaws.

House Committee State, Veterans, & Military Affairs

Senate Committee Local Government

Hearing Date

Status Governor Signed (04/21/2015)

Fiscal Notes [Fiscal Notes](#) (03/16/2015)

Comment

Bill: [HB15-1113](#)

Title: Foreclosure Sale Continuation HOA Assessments

Position Monitor

House Sponsors [C. Roupe](#) (R)

Senate Sponsors

Official Summary The bill specifies that, if a holder of an evidence of debt against a property subject to a foreclosure sale causes the foreclosure sale to be continued, the holder is liable for any common expense assessments made against the property under the Colorado Common Interest Ownership Act for the period between the originally designated date of sale and the actual date of sale.

House Committee State, Veterans, & Military Affairs

Senate Committee

Hearing Date

Status House Second Reading Laid Over to 05/30/2015 - No Amendments  
(02/26/2015)

Fiscal Notes [Fiscal Notes](#) (01/20/2015)

Comment

Bill: [HB15-1117](#)

Title: Electronic Transactions By Domestic Entities

Position Monitor

House Sponsors [J. Windholz](#) (R)

Senate Sponsors [L. Guzman](#) (D)

Official Summary The bill amends the Colorado Corporations and Associations Act by specifying that, unless otherwise provided in a domestic entity's constituent document, a signature includes an electronic signature and a writing includes an electronic record, as those terms are defined in the Uniform Electronic Transactions Act.

House Committee Business, Affairs & Labor

Senate Committee Business, Labor and Technology

Hearing Date

Status Governor Signed (03/26/2015)

Fiscal Notes [Fiscal Notes](#) (01/27/2015)

Comment

Bill: [HB15-1132](#)

Title: Residential Energy Efficiency Tax Credit

Position Support

House Sponsors [D. Coram](#) (R)

[K. Becker](#) (D)

Senate Sponsors [M. Hodge](#) (D)

[N. Todd](#) (D)

[R. Scott](#) (R)

Official Summary The bill creates a residential energy reduction income tax credit for the income tax years commencing on or after January 1, 2015, but prior to January 1, 2020, for any resident individual who makes qualified

improvements to their home that result in improved energy efficiency, measured in millions of British thermal units (MMBTU). In order to claim the credit, a resident individual must seek a credit certificate from the Colorado energy office (office) and must also obtain a pre-improvement residential energy efficiency audit from a certified home

energy rater. After the improvements are made, a post-improvement inspection must be conducted that establishes the net residential energy reduction as compared to the pre-improvement residential energy efficiency audit. For a qualified residence, the tax credit is equal to:

- \$1,000 for a residential energy reduction of 30 or more but less than 45 MMBTU;
- \$1,500 for a residential energy reduction of 45 or more but less than 60 MMBTU; or
- \$2,000 for a residential energy reduction of 60 or more MMBTU.

The bill also specifies that the office has the authority to reduce the amount of the tax credit by an amount less than or equal to any available residential energy efficiency utility rebates or other such incentives available through the office, and requires the office to post guidelines on its web site to explain how this reduction will occur.

The bill also allows the office to reduce a tax credit, after an accounting of the cost of the qualified improvements, if the costs are not sufficient to justify a full tax credit, notwithstanding the MMBTU residential energy reduction for the qualified residence. The bill requires the office to post guidelines on its web site to explain how a tax credit could be reduced dependent on the cost of the qualified improvements.

The tax credit is nonrefundable, but it is allowed to be carried forward as an offset to future tax liability for a period of 5 years.

House  
Committee

Transportation & Energy

Senate  
Committee

Agriculture, Natural Resources, and Energy

Hearing Date

Status

Senate Committee on Finance Postpone Indefinitely (04/28/2015)

Fiscal Notes

[Fiscal Notes](#) (04/22/2015)

Comment

Clarify whether "resident individual" includes owners of residential units. Do these owners qualify to be included? Clarified with the CO Energy Office and their specific email that the owners of residential units could be included with the conditions set forth in the bill.

Bill: [HB15-1219](#)



Title:	EZ Investment Tax Credit For Renewable Energy
Position	Support
House Sponsors	<a href="#">E. McCann</a> (D) <a href="#">J. Becker</a> (R)
Senate Sponsors	<a href="#">M. Hodge</a> (D) <a href="#">J. Sonnenberg</a> (R)
Official Summary	<p>Current law allows for an investment tax credit if a taxpayer makes a qualified investment in an enterprise zone. The tax credit can be carried forward by a taxpayer and it is not refundable. The bill allows a taxpayer who places a new renewable energy investment in service on or after January 1, 2015, that results in an investment tax credit to elect to receive a refund of 80% of the amount of the credit and forego the remaining 20% as a cost of the election. If 80% of the credit is \$750,000 or less, the taxpayer receives the full refund in the first year. If 80% of the credit is more than \$750,000, the taxpayer annually receives a refund not to exceed \$750,000 per income tax year until 80% of the credit is completely refunded to the taxpayer.</p> <p>The bill also requires the Colorado economic development commission to annually post on its web site, or on the web site of the Colorado office of economic development, the level of renewable energy investment on and after the effective date of the bill.</p> <p>Finally, the bill changes the definition of renewable energy investment. In current law it refers specifically to solar thermal electric, photovoltaic, landfill gas, wind, biomass, hydroelectric, geothermal electric, recycled energy, anaerobic digestion, or renewable fuel cell projects. The bill changes the definition to projects that generate electricity from eligible energy resources that an electric utility may use to comply with Colorado's renewable energy standard.</p>
House Committee	Transportation & Energy
Senate Committee	Finance
Hearing Date	
Status	House Considered Senate Amendments - Result was to Concur - Repass (04/30/2015)
Fiscal Notes	<a href="#">Fiscal Notes</a> (03/31/2015)

## Comment

Bill: [HB15-1223](#)

Title: Home Service Contracts

Position Monitor

House Sponsors [A. Williams](#) (D)

Senate Sponsors [D. Balmer](#) (R)  
[C. Jahn](#) (D)

Official Summary  
Current law regulates the sale of home service contracts for preowned homes. The bill extends this regulation to home service contracts for new homes. The bill excludes a builder's warranty against defects in construction provided in connection with the sale of a new home from the definition of home warranty service contract and from the standards related to consumer goods service contracts. The bill extends the automatic repeal of the home service contract standards from July 1, 2017, to July 1, 2020.

House Committee Business, Affairs & Labor

Senate Committee Business, Labor and Technology

Hearing Date

Status Governor Signed (04/08/2015)

Fiscal Notes [Fiscal Notes](#) (03/16/2015)

Comment Some concerns with home warranties overall. Monitor for now.

Bill: [HB15-1236](#)

Title: Tax Credit For Improving Energy Efficiency

Position Support

House Sponsors [F. Winter](#) (D)

Senate Sponsors [B. Martinez Humenik](#) (R)  
[K. Donovan](#) (D)

Official Summary  
The bill creates income tax credits for a limited number of years for:  
• An owner of an existing multi-family home if the owner makes energy efficiency improvements to the multi-family home that result in at least a 20% reduction in energy consumption;

- An owner of a new multi-family home or multi-family home undergoing major renovation, or an owner of a new commercial building or commercial building undergoing major renovation, if the building achieves at least a specified percentage of energy savings relative to energy consumption and either achieves LEED or green globes certification for the construction or renovation; and
- An owner, or multiple owners prorated according to ownership shares, of a new affordable housing project or affordable housing project undergoing major renovation, if the building achieves at least a specified percentage of energy savings relative to energy consumption and meets enterprise green community energy efficiency standards for the construction or renovation.

The bill requires the owner to provide certain documentation to the Colorado energy office and requires the Colorado energy office to issue credit certificates to the owner for the tax credit.

House  
Committee      Transportation & Energy

Senate  
Committee      Finance

Hearing Date

Status      Senate Committee on Finance Postpone Indefinitely (05/01/2015)

Fiscal Notes      [Fiscal Notes](#) (04/27/2015)

Comment

Bill: [HB15-1262](#)

Title:      Contractual Joint Governmental Entity Powers

Position      Support

House Sponsors      [P. Rosenthal](#) (D)

Senate Sponsors      [D. Balmer](#) (R)

Official  
Summary      Current law allows 2 or more governments, including federal agencies and political subdivisions of a state that borders Colorado, to contract to establish a separate legal entity to provide any function, service, or facility that each government has legal authority to provide on its own. The bill clarifies that a separate legal entity formed by a contract between two or more counties, municipalities, special districts, or other political subdivisions of the state:

- Is itself a political subdivision and public corporation of the state if the contract forms the entity in accordance with and makes the entity subject to the provisions of the bill;
- May, to the extent provided by the contract or an amendment to the contract and deemed by the contracting parties to be necessary or convenient to allow the entity to achieve its purposes, exercise any general power of a special district if each of the parties to the contract may lawfully exercise the power; except that it may not levy a tax or exercise the power of eminent domain if the establishing contract makes the entity subject to the provisions of the bill.
- Is authorized to issue tax-exempt revenue bonds, notes, or other financial obligations and acquire, sell, or lease property.

House Committee Local Government

Senate Committee Local Government

Hearing Date

Status Sent to the Governor (05/01/2015)

Fiscal Notes [Fiscal Notes](#) (03/10/2015)

Comment

Bill: [HB15-1264](#)

Title: Homeless Persons' Bill Of Rights

Position Support

House Sponsors [J. Melton](#) (D)  
[J. Salazar](#) (D)

Senate Sponsors [J. Kefalas](#) (D)

Official Summary The bill creates the Colorado Right to Rest Act, which establishes basic rights for persons experiencing homelessness, including, but not limited to, the right to use and move freely in public spaces without discrimination, to rest in public spaces without discrimination, to eat or accept food in any public space where food is not prohibited, to occupy a legally parked vehicle, and to have a reasonable expectation of privacy of one's property. A person whose rights have been violated may

seek enforcement in a civil action, and a court may award relief and damages as appropriate. The bill does not create an obligation for a provider of services for persons experiencing homelessness to provide shelter or services when none are available.

House  
Committee State, Veterans, & Military Affairs

Senate  
Committee

Hearing Date

Status House Committee on State, Veterans, & Military Affairs Postpone Indefinitely (04/27/2015)

Fiscal Notes [Fiscal Notes](#) (03/27/2015)

Comment

Bill: [HB15-1293](#)

Title: Statute Of Limitations Rent Counterclaim

Position Support

House Sponsors [E. McCann](#) (D)

Senate Sponsors [I. Aguilar](#) (D)

Official  
Summary Current law provides a 6-year statute of limitations for bringing an action for rent, but tenants have a 3-year statute of limitations to bring an action on a lease. The bill changes the statute of limitations to 3 years for both actions for rent and counterclaims or offsets related to the action for rent.

House  
Committee Business, Affairs & Labor

Senate  
Committee

Hearing Date

Status House Committee on Business Affairs and Labor Postpone Indefinitely (03/31/2015)

Fiscal Notes [Fiscal Notes](#) (03/25/2015)

Comment

Bill: [HB15-1307](#)

Title: Mod Def Preserve Historic Structures Tax Credit

Position Monitor

House Sponsors [D. Esgar](#) (D)

Senate Sponsors [P. Steadman](#) (D)

Official Summary The bill amends the existing definition of the term qualified commercial structure as the term is used in the Colorado Job Creation and Main Street Revitalization Act (act). The current definition references certain requirements under the internal revenue code. Under the bill, the definition of the term is modified so that it matches the definition under the act of qualified residential structure.

House Committee Business, Affairs & Labor

Senate Committee Business, Labor and Technology

Hearing Date

Status Senate Third Reading Passed - No Amendments (05/01/2015)

Fiscal Notes [Fiscal Notes](#) (04/01/2015)

Comment

Bill: [HB15-1331](#)

Title: Colorado Overtime Fairness For Employees Act

Position Monitor

House Sponsors [M. Tyler](#) (D)

Senate Sponsors [M. Merrifield](#) (D)

Official Summary The bill limits the discretion of the director of the division of labor (director) in creating an exemption to Colorado's regulatory overtime requirements for employees that are administrative, executive, supervisor, or professional. The bill sets a minimum salary requirement for the director to apply the exemption equaling three times the Colorado minimum wage. For example, at the current minimum wage of \$8.23 per hour, an employee that is an administrative, executive, supervisor, or professional making less than a weekly salary of \$987.60 ( $\$8.23 \times 40 \text{ hours} \times 3 = \$987.60$ ) could not be exempted from overtime by the director's rules. Because the Colorado state minimum wage automatically

adjusts for inflation under the Colorado constitution, by linking the minimum salary for the exemption to apply to minimum wage, that salary will also adjust with inflation.

House Committee State, Veterans, & Military Affairs

Senate Committee

Hearing Date

Status House Second Reading Laid Over to 06/01/2015 - No Amendments (04/27/2015)

Fiscal Notes [Fiscal Notes](#) (04/17/2015)

Comment

Bill: [HB15-1332](#)

Title: Inc Tax Credit For Distributed Energy Resource Sys

Position Monitor

House Sponsors [D. Pabon](#) (D)

Senate Sponsors [L. Crowder](#) (R)

Official Summary

For income tax years commencing on or after January 1, 2015, but prior to January 1, 2018, the bill allows to any qualified taxpayer a one-time refundable income tax credit against the taxes due in an amount equal to the lesser of 30% of the taxpayer's total cost or \$50,000 for purchasing and installing the equipment necessary to generate electricity using hydroelectricity, wind, or biomass resources. For purposes of this income tax credit, a qualified taxpayer is a resident individual or a partnership, S corporation, or other similar pass-through entity that:

- Is an end-use electricity customer of a cooperative electric association or a municipal electric utility; and
- Generates electricity on the customer's side of the meter using qualified equipment.

The bill requires the Colorado energy office to issue credit certificates up to an aggregate capped amount to taxpayers who have met all the requirements of the tax credit.

House Committee Transportation & Energy

Senate Finance

Committee

Hearing Date

Status Senate Committee on Appropriations Postpone Indefinitely  
(05/05/2015)

Fiscal Notes [Fiscal Notes](#) (04/24/2015)

Comment

Bill: [HB15-1343](#)

Title: Streamline HOA Manager Licensing Reqmnts

Position Monitor

House Sponsors [A. Williams](#) (D)  
[D. Thurlow](#) (R)

Senate Sponsors [D. Balmer](#) (R)  
[N. Todd](#) (D)

Official  
Summary

In 2013, the General Assembly enacted House Bill 13-1277, which requires a person who, for compensation, manages the affairs of a common interest community on behalf of a unit owners' association (HOA) to meet minimum qualifications and obtain a license from the director of the division of real estate in the department of regulatory agencies. The bill modifies the regulation of these community association

managers by:

- Requiring a license for a community association management apprentice;
- Amending the definition of community association management;
- Exempting executives who employ or supervise an individual who performs community association management and independent contractors from being licensed as community association managers;
- Adding the definition of a designated manager and providing that an entity may obtain a license by designating a manager who qualifies for a community association manager's license to manage and supervise all of the entity's licensed activity;
- Modifying the examination requirement by conditioning the grant of a community association manager's license on an applicant passing two separate portions of an examination, referred to as the general portion and the Colorado law portion; and
- Changing the fund used for implementation of the



regulation of community association managers from the community association manager licensing cash fund to the division of real estate cash fund and repealing the former.

House  
Committee

Business, Affairs & Labor

Senate  
Committee

Business, Labor and Technology

Hearing Date

Status

House Considered Senate Amendments - Result was to Laid Over Daily (05/05/2015)

Fiscal Notes

[Fiscal Notes](#) (04/15/2015)

Comment

Bill: [HB15-1348](#)

Title:

Urban Redevelopment Fairness Act

Position

Opposed

House Sponsors

[D. Hullinghorst](#) (D)  
[P. Lawrence](#) (R)

Senate Sponsors

[D. Balmer](#) (R)  
[R. Heath](#) (D)

Official  
Summary

The bill modifies statutory provisions governing an urban renewal authority (URA) in the following respects:

- **Section 1** of the bill modifies the number of commissioners of a URA. Specifically, the bill deletes the requirement that a URA have an odd number of commissioners and allows a URA to have up to 13 commissioners.

- In all cases where an urban renewal plan (plan) managed by the URA includes an allocation of property tax increment generated by the mill levy imposed by one or more counties, except where the municipality is a city and county, section 1 of the bill requires one commissioner to be appointed by agreement of the boards of county commissioners of each county whose property taxes are subject to allocation under any such plan. Where any plan managed by the authority includes an allocation of property tax increment generated by the mill levy imposed by any special district or school district, one such commissioner must also be a board member of a special district whose property taxes are subject to allocation under any such plan, selected by agreement of such special districts whose

property taxes are subject to allocation under any such plan, and one such commissioner must also be an elected member of a board of education of a school district, selected by agreement of the school districts whose property taxes are subject to allocation under any such plan. This section of the bill also specifies the time by which such representational appointments must be made and the terms of such appointments.

- **Section 4** of the bill imposes similar representational requirements when the governing body of a municipality designates itself as the URA.

- Under current law, if the property taxes collected as a result of the county levy will be used in the plan, the governing body of the municipality or the URA is required to submit a report discussing the impact to the county (report).

**Section 2** of the bill clarifies that the report is required to be sent to the board of county commissioners and also to the governing body of each taxing entity for which the revenues from its general fund mill levy is proposed to be allocated under the plan. The report is required to be developed in consultation with such board as well as any such governing bodies. This section of the bill also extends the time by which the report must be initially submitted and requires the report to address impacts on districts in addition to those of the county.

- Section 2 of the bill clarifies that the provisions in a plan allowing for tax increment financing apply with respect to the property taxes of specifically designated public bodies.

- Section 2 of the bill also requires that, in the case of the special fund established to collect the revenues from certain taxes allocated to the URA upon the payment of indebtedness, all funds remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body within the boundaries of the urban renewal area must be repaid to each taxing body based on requirements specified in the bill.

- Before any urban renewal plan containing any tax allocation provisions that allocates any taxes of any public body other than the municipality may be approved by the municipal governing body, section 2 of the bill also requires the governing body to notify the board of county commissioners of each county and the governing boards of each other public body whose property tax revenues would be allocated under such proposed plan. Representatives of the municipal governing body and each board of county

commissioners and each public body are then required to meet and attempt to negotiate an agreement governing the types and limits of tax revenues of each taxing entity to be allocated to the urban renewal plan. Any allocated shared tax revenues governed by any agreement are limited to all or any portion of the taxes levied upon taxable property by the public body within the area covered by the urban renewal plan in addition to any sales tax revenues generated within the area covered by the urban renewal plan by the imposition of the sales tax of the municipality and any other public body.

- In the absence of an agreement between the municipality and any taxing entity, section 2 of the bill prohibits the percentage of property tax increment revenues of any public body that may be allocated to the URA from exceeding the percentage of municipal sales tax increment revenues allocated to the URA under the provisions of the urban renewal plan. The bill specifies the manner in which the percentage of municipal sales tax increment revenue allocated to the URA is to be determined as well as the determination of the amount of any moneys that the municipality pays to, contributes to, or invests in the URA for the project.

House  
Committee

Finance

Senate  
Committee

Finance

Hearing Date

Status

Senate Third Reading Passed with Amendments - Floor (05/06/2015)

Fiscal Notes

[Fiscal Notes](#) (05/05/2015)

Comment

Bill: [HB15-1362](#)

Title:

Remove Budget Reporting Exemption HOAs Predate Act

Position

Monitor

House Sponsors

[J. Melton](#) (D)

Senate Sponsors

[M. Carroll](#) (D)

Official  
Summary

Common interest communities created before the July 1, 1992, enactment of the Colorado Common Interest Ownership Act (Act) are exempt from many of the Act's provisions, including a provision

requiring a common interest community's executive board to give notice to all unit owners of, and hold a meeting about, the executive board's adoption of a new proposed budget. The bill requires common interest communities that predate the Act to comply with the budget reporting provision.

House  
Committee

Business, Affairs & Labor

Senate  
Committee

State, Veterans, and Military Affairs

Hearing Date

Status

Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/01/2015)

Fiscal Notes

[Fiscal Notes](#) (04/20/2015)

Comment

Bill: [HB15-1376](#)

Title:

Implement HOA Info Office Study Recommendations

Position

Monitor

House Sponsors

[S. Ryden](#) (D)

Senate Sponsors

[N. Todd](#) (D)

Official  
Summary

Under House Bill 13-1134, enacted in 2013, the director of the division of real estate (director) conducted a study of the functions and duties of other states' homeowners' association (HOA) offices. The director developed a report of the resulting study entitled the 2013 Study of Comparable HOA Information and Resource Centers (report). The bill implements the following recommendations included in the report:

- Replace the per-HOA fee paid by HOAs to fund the HOA information and resource center (center) with a per-unit fee, to be calculated by the director;
- Require the HOA information officer (officer), who is the head of the center, to develop, maintain, and publish a statewide election monitoring referral list consisting of independent contractors who can monitor HOA elections; and
- Require the officer to develop, maintain, and publish a statewide mediation services referral list consisting of independent contractors who provide mediation services on HOA matters.

House  
Committee

Business, Affairs & Labor

Senate Committee State, Veterans, and Military Affairs

Hearing Date

Status Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/04/2015)

Fiscal Notes [Fiscal Notes](#) (04/24/2015)

Comment

Bill: [HB15-1383](#)

Title: Modifications Low-income Housing Tax Credit

Position Support

House Sponsors [M. Tyler](#) (D)  
[K. Becker](#) (D)

Senate Sponsors [J. Ulibarri](#) (D)

Official Summary The bill makes the following modifications to the existing Colorado low-income housing credit:

- Extends from 2 years to 5 years, through the calendar year ending December 31, 2019, the period during which the Colorado housing and finance authority may allocate low-income housing tax credits; and
- Adds provisions enabling the transfer of such income tax credits.

House Committee State, Veterans, & Military Affairs

Senate Committee State, Veterans, and Military Affairs

Hearing Date

Status Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/04/2015)

Fiscal Notes [Fiscal Notes](#) (05/01/2015)

Comment

Bill: [HB15-1384](#)

Title: Funding Affordable Housing

Position Support

House Sponsors [M. Tyler](#) (D)

[D. Esgar](#) (D)

Senate Sponsors [J. Ulibarri](#) (D)

**Section 1** of the bill requires the state treasurer, for the 2015-16 state fiscal year and for the next 4 state fiscal years, to transmit 1/3 of the available balance in the state's unclaimed property trust fund (unclaimed property moneys) to the Colorado housing and finance authority (authority) to be deposited by the authority into the affordable housing assistance fund (fund) for the purposes of supporting new or existing programs that:

- Provide rental assistance to persons in low- or extremely low-income households across the state to enable such persons to obtain rental housing; and
- Promote the construction, acquisition, or rehabilitation of either rental housing for persons in low- or extremely low-income households across the state or owner-occupied housing for persons in low- or moderate-income households across the state.

**Section 2** of the bill authorizes the authority to accept the unclaimed property trust fund moneys from the state treasurer, to deposit such moneys into the fund, and to enter into an agreement with the division of housing in the department of local affairs (division) whereby the authority will partner with the division to most effectively administer the moneys in the fund to support new or existing programs that will best serve the purposes of the bill.

**Section 3** of the bill creates the fund in the authority. This section specifies the source of moneys to be deposited into the fund. All moneys in the fund must be expended for the purpose of supporting new or existing programs that provide rental assistance or promote the construction, acquisition, or rehabilitation of either rental housing for persons in low- or extremely low-income households or owner-occupied housing for persons in low- or moderate-income households. These programs are to be administered by the division pursuant to an intergovernmental agreement with the authority. The bill specifies the date by which the agreement is to be entered into and the contents of the agreement. The fund provisions are repealed, effective July 1, 2023.

**Section 4** of the bill specifies that the division is to administer all new or existing programs supported by the fund. In administering such programs, the division is required, with the approval of the state housing board, to allocate such moneys to new or existing programs as it determines in its sole administrative discretion will best satisfy the purposes of the bill with restrictions placed on the yearly allocation for

Official  
Summary

rental assistance for persons in low- or extremely low-income households and for the construction, acquisition, or rehabilitation of owner-occupied housing for persons in low- or moderate-income households. The rental assistance that the division may provide includes, without limitation, the provision of rental assistance vouchers.

House Committee State, Veterans, & Military Affairs

Senate Committee State, Veterans, and Military Affairs

Hearing Date

Status Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/04/2015)

Fiscal Notes [Fiscal Notes](#) (05/05/2015)

Comment

Bill: [HB15-1385](#)

Title: Review Process New Multi-family Attached Housing

Position Monitor

House Sponsors [M. Tyler](#) (D)  
[T. Kraft-Tharp](#) (D)

Senate Sponsors [J. Ulibarri](#) (D)

The bill establishes a voluntary procedure for the external review and validation of construction of new multi-family attached housing. The external review is voluntary and is paid for by the builder. The external review and validation is conducted by a trained independent contractor. An external review and validation is audited by the division of housing (division) in the department of local affairs. The state board of housing promulgates rules for the validation of external reviews conducted under the bill and for audits by the division. The rules must contain design plan, foundation construction, and major structural subsystems review and criteria for gold, silver, and bronze levels of validation. The division maintains a registry of construction defect complaints received by the division for multi-family attached housing. Defects must be reported in good faith within a reasonable time after the homeowner has discovered the defect. The bill requires a builder of multi-family attached housing to disclose to a purchaser whether or not

the builder contracted to conduct external review and validation under the bill and the results of the external review and validation.

House  
Committee

State, Veterans, & Military Affairs

Senate  
Committee

Hearing Date

Status

House Third Reading Laid Over to 06/21/2015 - No Amendments  
(05/04/2015)

Fiscal Notes

[Fiscal Notes](#) (04/28/2015)

Comment

Bill: [SB15-008](#)

Title:

Promote Water Conservation In Land Use Planning

Position

Monitor

House Sponsors

[E. Vigil](#) (D)

Senate Sponsors

[E. Roberts](#) (R)

Official  
Summary

**Water Resources Review Committee.** The bill directs the Colorado water conservation board (CWCB), in consultation with the division of planning in the department of local affairs (DOLA), to:

- Develop and provide free training programs, on a recurring basis, for local government water use, water demand, and land use planners regarding best management practices for water demand management and water conservation; and
- Make recommendations regarding how to better integrate water demand management and conservation planning into land use planning, including, as appropriate, legislative, regulatory, and guidance or policy recommendations.

The CWCB and the Colorado water resources and power development authority, in determining whether to render financial assistance to a local governmental water supply entity, must consider whether the entity's planners, if it has any, have taken the training and are actively applying it in their planning decisions.

House  
Committee

Agriculture, Livestock and Natural Resources

Senate  
Committee

Agriculture, Natural Resources, and Energy



Hearing Date

Status Governor Signed (05/01/2015)

Fiscal Notes [Fiscal Notes](#) (03/13/2015)

Comment

Bill: [SB15-079](#)

Title: Doc Recording Fee To Fund Affordable Housing

Position Strongly Support

House Sponsors

Senate Sponsors [J. Ulibarri](#) (D)

Official  
Summary

**Section 1** of the bill raises to \$2 the surcharge to be imposed by each county clerk and recorder (clerk) for each document received for recording or filing in his or her office on or after July 1, 2015. The surcharge is in addition to any other fees permitted by statute.

Out of each \$2 collected, the bill requires the clerk to retain one dollar to be used to defray the costs of an electronic or core filing system

in accordance with existing law. The bill requires the clerk to transmit the

other dollar collected to the state treasurer, who is to credit the same to the statewide affordable housing investment fund (fund).

**Section 2** of the bill creates the fund in the Colorado housing and finance authority (authority). The bill specifies the source of moneys to be deposited into the fund and that the authority is to administer the fund.

Moneys in the fund are to be expended by the authority for the development and preservation of affordable housing on a statewide basis.

Section 2 of the bill also requires the authority to submit a report, no later than June 1 of each year, specifying the use of the fund during the

prior calendar year to the governor and to the senate and house finance committees.

House  
Committee

Senate  
Committee

State, Veterans, and Military Affairs

Hearing Date

Status Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (03/11/2015)

Fiscal Notes [Fiscal Notes](#) (01/20/2015)

Comment

Bill: [SB15-091](#)

Title: Reduce Statute Of Limitations Construction Defects

Position Monitor

House Sponsors [Y. Willett](#) (R)

Senate Sponsors [R. Scott](#) (R)

Official Summary The bill reduces the maximum statutory limitation period for an action against an architect, contractor, builder or builder vendor, engineer, or inspector performing or furnishing the design, planning, supervision, inspection, construction, or observation of construction of any improvement to real property from 8 years to 4 years.

House Committee State, Veterans, & Military Affairs

Senate Committee State, Veterans, and Military Affairs

Hearing Date

Status House Committee on State, Veterans, & Military Affairs Postpone Indefinitely (04/22/2015)

Fiscal Notes [Fiscal Notes](#) (04/16/2015)

Comment

Bill: [SB15-095](#)

Title: Manufactured Home Communities

Position Support

House Sponsors [M. Tyler](#) (D)

Senate Sponsors [J. Kefalas](#) (D)

Official Summary In connection with the existing Mobile Home Park Act (act), **sections 1 through 6** of the bill change the name of the act to the Manufactured Home Community Act. These sections of the bill also change the names of the terms mobile home and mobile home park in the act to manufactured home and manufactured home community, respectively.

**Sections 7 and 8** of the bill add certain functions to the division of housing within the department of local affairs for the purpose of

preserving and promoting manufactured home communities and the manufactured home industry. The bill specifies the powers and duties of the division in connection with manufactured home communities. The bill requires the division to create a dispute resolution program that will provide landlords, management, and home owners with a cost-effective and time-efficient process to resolve disputes concerning alleged violations of the Manufactured Home Community Act. This section of the bill also creates in the state treasury the manufactured home community fund. The fund is administered by the division. The bill specifies, without being exclusive, certain permitted uses of moneys from the fund.

House  
Committee

Senate  
Committee

Finance

Hearing Date

Status

Senate Committee on Finance Postpone Indefinitely (02/03/2015)

Fiscal Notes

[Fiscal Notes](#) (01/28/2015)

Comment

Bill: [SB15-114](#)

Title:

No County Eminent Domain Open Space

Position

Monitor

House Sponsors

Senate Sponsors

[L. Crowder](#) (R)

Official  
Summary

The bill prohibits a county government from either:

- Acquiring by condemnation property located within its territorial boundaries for the purpose of parks, recreation, open space, conservation, preservation of views or scenic vistas, or for similar purposes; or
- Providing funding, in whole or in part, to any other public or private party for the acquisition by condemnation of property located within its territorial boundaries for the purpose of parks, recreation, open space, conservation, preservation of views or scenic vistas, or for similar purposes.

House  
Committee

Senate  
Committee            Local Government

Hearing Date

Status                Senate Committee on Local Government Postpone Indefinitely  
(02/17/2015)

Fiscal Notes        [Fiscal Notes](#) (01/29/2015)

Comment

Bill: [SB15-130](#)

Title:                 Assist Conservation Easement Tax Credit Buyers

Position             Monitor

House Sponsors

Senate Sponsors   [J. Kefalas](#) (D)

Official  
Summary

Current law allows a landowner to claim a tax credit for a portion of the value of a conservation easement donated by the landowner. In the alternative, the landowner is allowed to transfer all or a portion of this credit to a transferee. The transferee typically pays an amount that is less than the amount of the credit transferred and then claims the full amount of the transferred credit on the transferee's tax return. A number of the underlying conservation easement transactions entered into prior to 2014 were challenged and claims for credits rejected in whole or in part by the department of revenue. If the credit was transferred, neither the original landowner nor the transferee was allowed to claim the credit. The bill allows a transferee of a conservation easement credit claimed prior to 2014 to claim a credit for its good-faith loss incurred if the transferee's claim for the transferred credit was denied. The transferee is allowed to claim 20% of the total amount of the good-faith loss each year over a period of 7 years, commencing with the 2016 tax year.

House  
Committee

Senate  
Committee            Finance

Hearing Date

Status                Senate Committee on Finance Postpone Indefinitely (02/10/2015)

Fiscal Notes [Fiscal Notes](#) (02/06/2015)

Comment

Bill: [SB15-135](#)

Title: Public Bodies & Urban Renewal

Position Support

House Sponsors [S. Lebsock](#) (D)  
[L. Saine](#) (R)

Senate Sponsors [C. Jahn](#) (D)  
[B. Martinez Humenik](#) (R)

The bill makes the following modifications to the Urban Renewal Law (URL):

- **Section 1** of the bill increases the maximum number of allowable commissioners on an urban renewal authority from 11 to 13. The bill specifies that one commissioner on the authority may, if the county so chooses, be appointed by the board of county commissioners of the county within the territorial boundaries of which the urban renewal area is located. The bill specifies additional procedures if the urban renewal area is located within the boundaries of more than one county. The bill specifies additional requirements governing the appointment of this commissioner position.

Official  
Summary

- In the case of the special fund established for the collection of taxes to implement tax increment financing by the authority, **section 2** of the bill requires all moneys remaining in the fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body within the boundaries of the urban renewal area to be repaid to each taxing body, other than the municipality, based on the pro rata share of the total mill levy attributable to each taxing body's mill levy in the last year in which property taxes were divided. Any funds remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement.

- **Section 3** of the bill allows a commissioner of the authority to be appointed by the board of county commissioners where the governing body of the municipality is the authority.

House  
Committee

Finance

Senate Committee Local Government  
Hearing Date  
Status House Committee on Finance Postpone Indefinitely (05/05/2015)  
Fiscal Notes [Fiscal Notes](#) (05/05/2015)  
Comment Expected to die in House, speaker does not support this bill.

Bill: [SB15-140](#)

Title: Regulation Of Home Inspectors

Position Monitor

House Sponsors

Senate Sponsors [N. Todd](#) (D)

Official Summary  
Under current law, home inspectors are not subject to regulation by any state agency. **Section 1** of the bill creates the Home Inspector Licensure Act, which requires home inspectors to obtain a license to perform home inspections in Colorado. The bill creates the home inspector's licensing board (board) in the division of professions and occupations in the department of regulatory agencies. The board is required to establish standards and procedures for the licensure, examination, suspension, revocation, and renewal of licensure of home inspectors. The board is also required to establish application, examination, and renewal fees.  
The bill requires a person seeking a license as a home inspector to submit application materials and an application fee to the board. A home inspector's license is valid for 2 years and renewable upon application and completion of continuing education approved by the board.  
**Section 2** requires a review of the board's duties and functions in licensing home inspectors after 6 years under the existing sunset laws.

House Committee

Senate Committee Business, Labor and Technology

Hearing Date

Status Senate Committee on Business, Labor, & Technology Postpone Indefinitely (02/11/2015)

Fiscal Notes [Fiscal Notes](#) (02/10/2015)

Comment Closely monitor this, watch closely as the inspector issue could relate to

construction defects discussion.

Bill: [SB15-142](#)

Title: Property Tax Escrow Same As Federal RESPA  
Position Support  
House Sponsors [D. Pabon](#) (D)  
Senate Sponsors [E. Roberts](#) (R)  
Official Summary The bill makes state law requirements for mortgage escrow accounts the same as those imposed by the federal Real Estate Settlement Procedures Act of 1974.  
House Committee Finance  
Senate Committee Finance  
Hearing Date  
Status Governor Signed (03/18/2015)  
Fiscal Notes [Fiscal Notes](#) (02/04/2015)  
Fed requires 2/12; Colorado requires 3/12  
Comment This bill would align Colorado requirements with Feds

Bill: [SB15-170](#)

Title: Transfer Gen Fund Money To Cap Constr Fund  
Position Monitor  
House Sponsors [D. Young](#) (D)  
Senate Sponsors [K. Grantham](#) (R)  
Official Summary **Joint Budget Committee.** For the 2014-15 fiscal year, the bill transfers \$23,008,332 from the general fund to the capital construction fund.  
House Committee Appropriations  
Senate Committee Appropriations  
Hearing Date  
Status Governor Signed (03/13/2015)

Fiscal Notes [Fiscal Notes](#) (02/02/2015)

Comment

Bill: [SB15-177](#)

Title: HOA Construction Defect Lawsuit Approval Timelines

Position Strongly Support

House Sponsors [B. DelGrosso](#) (R)  
[J. Singer](#) (D)

Senate Sponsors [M. Scheffel](#) (R)  
[J. Ulibarri](#) (D)

The bill states that when the governing documents of a common interest community require mediation or arbitration of a construction defect claim and the requirement is later amended or removed, mediation or arbitration is still required for a construction defect claim. These provisions are in **section 2** of the bill. Section 2 also specifies that the mediation or arbitration must take place in the judicial district in which the community is located and that the arbitrator must:

- Be a neutral third party;
- Make certain disclosures before being selected; and
- Be selected as specified in the common interest community's governing documents or, if not so specified, in accordance with the uniform arbitration act.

Official  
Summary

**Section 1** adds definitions of key terms.

**Section 3** requires that before a construction defect claim is filed on behalf of the association:

- The parties must submit the matter to mediation before a neutral third party; and
- The board must give advance notice to all unit owners, together with a disclosure of the projected costs, duration, and financial impact of the construction defect claim, and must obtain the written consent of the owners of units to which at least a majority of the votes in the association are allocated.

**Section 4** adds to the disclosures required prior to the purchase and sale of property in a common interest community a notice that the community's governing documents may require binding arbitration of certain disputes.

House  
Committee

State, Veterans, & Military Affairs

Senate  
Committee

Business, Labor and Technology



Hearing Date

Status House Committee on State, Veterans, & Military Affairs Postpone Indefinitely (04/27/2015)

Fiscal Notes [Fiscal Notes](#) (04/24/2015)

Comment

Bill: [SB15-227](#)

Title: Residential Storage Condo Unit As Real Property

Position Monitor

House Sponsors [J. Melton](#) (D)  
[K. Van Winkle](#) (R)

Senate Sponsors [K. Grantham](#) (R)  
[C. Jahn](#) (D)

The bill establishes that a residential storage condominium unit is a residential improvement. This allows the unit to be assessed as residential real property, which currently has an assessment ratio of 7.96%, instead of as nonresidential property, which has an assessment ratio of 29%.

A residential storage condominium unit is defined to mean a building or portion thereof that is:

- A unit under the Colorado Common Interest Ownership Act;
- More than 400 square feet;
- Used by its owner to store items from or related to the owner's Colorado residence; and
- Not used for storage related to a business.

Official Summary

For a building unit to qualify as a residential storage condominium unit, the owner of the building unit must annually submit an affidavit of intended use acknowledging that the building unit meets the definition of

a residential storage condominium unit. The property tax administrator is

required to establish the affidavit of intended use and to prepare and publish standards for assessors to determine whether a building unit qualifies as a residential storage condominium unit.

An assessor may inspect a building unit to confirm that it qualifies as a residential storage condominium unit, and an owner is required to grant the assessor reasonable access to the building unit for the inspection.

House Committee

State, Veterans, & Military Affairs

Senate Committee	Finance
Hearing Date	
Status	House Committee on Finance Postpone Indefinitely (04/29/2015)
Fiscal Notes	<a href="#">Fiscal Notes</a> (04/21/2015)
Comment	
Bill: <a href="#">SB15-234</a>	
Title:	2015-16 Long Appropriations Bill
Position	Monitor
House Sponsors	<a href="#">M. Hamner</a> (D)
Senate Sponsors	<a href="#">K. Lambert</a> (R)
Official Summary	Provides for the payment of expenses of the executive, legislative, and judicial departments of the state of Colorado , and of its agencies and institutions, for and during the fiscal year beginning July 1,2015, except as otherwise noted.
House Committee	Appropriations
Senate Committee	Appropriations
Hearing Date	
Status	Governor Signed (04/24/2015)
Fiscal Notes	
Comment	