



Weekly Legislative Report as of close of session, May 9th, 2018.

Note: All positions on bills must be recommended by the Legislative Committee and ratified by Housing Colorado's Board of Directors. The next Housing Colorado Board Meeting will take place on May 23, 2018; therefore this bill report may contain some recommended positions that have not been fully ratified.

Bill: [HB18-1013](#)

Title: Income Tax Credit For Endowment Contributions

Position: Support

House Sponsors: [A. Garnett](#) (D)

Senate Sponsors: [K. Priola](#) (R)

The bill creates the Nonprofit Sustainability Act of 2018. For income tax years commencing on or after January 1, 2019, but prior to January 1, 2022, the bill allows an individual taxpayer to claim an income tax credit for a contribution of money to an eligible endowment fund that is equal to 25% of the contribution. An eligible endowment fund is defined in the bill as an endowment fund that is managed in accordance with the Uniform Prudent Management of Institutional Funds Act.

Official Summary

A Colorado charitable organization that receives the donation is required to provide a credit certificate to the taxpayer, who must submit the certificate to the department of revenue along with his or her tax return. The maximum credit an individual may claim for an income tax year is \$5,000. Unused credits are not refunded and may not be carried forward. A taxpayer may not claim the credit if he or she claims any other state income tax credit for the same charitable contribution. The department of revenue is required to track all the credits claimed in each income tax year and, when the total amount of credits claimed equals twelve million dollars per income tax year, is required to disallow all subsequent credits claimed in that income tax year.

House Committee: Finance

Senate Committee:

Hearing Date:

Hearing Room:

Hearing Time:



Housing Colorado

Status House Committee on Finance Refer Unamended to Appropriations (01/31/2018)

Fiscal Notes [Fiscal Notes](#) (01/30/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1021](#)

Title: Task Force For Youth Experiencing Homelessness

Position Support

House [L. Landgraf](#) (R)

Sponsors [E. Hooton](#) (D)

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

Official Summary The bill establishes the task force concerning youth who are experiencing homelessness (task force) to study and make recommendations on issues related to the issue of youth experiencing homelessness in Colorado. The membership of the task force is set forth, as well as reporting requirements and a repeal date. The bill makes conforming amendments to correct citations to an earlier relocation of the office of homeless youth services to the department of local affairs.

House Committee Public Health Care and Human Services

Senate Committee State, Veterans, and Military Affairs

Hearing Date

Hearing Room

Hearing Time

Status Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (03/21/2018)

Fiscal Notes [Fiscal Notes](#) (01/29/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1054](#)

Title: Affordable Housing Plastic Shopping Bag Tax



Housing Colorado

Position

Monitor

House Sponsors

[P. Rosenthal](#) (D)

Senate Sponsors

[L. Court](#) (D)

Contingent on prior voter approval, if a store that meets certain criteria provides any plastic shopping bags to a customer, then the store is required to collect a tax of 25 cents from the customer. The tax is the same regardless of the number of bags provided as part of a transaction, but does not apply if the customer is enrolled in the federal supplemental nutrition assistance program. The store is required to remit the tax revenue to the department of revenue (department) after keeping 1% of the taxes to cover the store's collection and remittance expenses. The department may require a store to make returns and payments electronically.

Official Summary

To comply with the Taxpayer's Bill of Rights (TABOR), a ballot issue about the plastic shopping bag tax is referred to the voters at the November 2018 election. If the voters reject the tax, then the entire article containing the tax is repealed. If the voters approve the tax, then the tax will be imposed beginning January 1, 2019. The tax revenue is deposited in the general fund via the old age pension fund. Then, an amount equal to the department's administrative expenses is transferred to the newly created plastic shopping bag tax administration cash fund and the remainder of the tax revenue is deposited in the housing development grant fund. The division of housing in the department of local affairs is required to use the money in the housing development grant fund for the existing purposes of the fund, which is to improve, preserve, or expand the supply of affordable housing in Colorado.

House Committee

Local Government

Senate Committee

Hearing Date

Hearing Room

Hearing Time

Status

House Committee on Local Government Postpone Indefinitely (01/31/2018)

Fiscal Notes

[Fiscal Notes](#) (01/29/2018)

Comment

Votes

[Votes all Legislators](#)



Bill: [HB18-1067](#)

Title: Right To Rest Act

Position Support

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

Senate Sponsors

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, to rest in public spaces, 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. 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 Local Government

Senate Committee

Hearing Date

Hearing Room

Hearing Time

Status House Committee on Local Government Postpone Indefinitely (03/14/2018)

Fiscal Notes [Fiscal Notes](#) (02/09/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1084](#)

Title: County Lodging Tax Revenue Allowable Uses

Position Support

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

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

Official Counties are currently authorized, with prior voter approval, to levy a



Housing Colorado

Summary county lodging tax for the purpose of advertising and marketing local tourism. The bill eliminates the requirement that the lodging tax be used for advertising and marketing local tourism. If a county already has a lodging tax that is limited to advertising and marketing local tourism, then the county would need prior voter approval to begin using the lodging tax revenues for any other purpose. The requirement that election costs be reimbursed from a county lodging tax tourism fund, which will no longer be the sole depository of the county tourism tax revenue, is discontinued.

House Committee Finance

Senate Committee

Hearing Date

Hearing Room

Hearing Time

Status House Committee on Finance Postpone Indefinitely (02/14/2018)

Fiscal Notes [Fiscal Notes](#) (02/07/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1107](#)

Title: Prewire Residence For Electric Vehicle Charging Port

Position Monitor

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

Senate Sponsors [K. Priola](#) (R)

Official Summary Under existing law, builders must offer a solar prewire option to purchasers of certain newly constructed residences. The bill applies a similar requirement to facilitate the installation of electric vehicle charging systems by purchasers of new residences, both in traditional detached, single-family homes and also in buildings that contain owner-occupied condominium units.

House Committee Transportation & Energy

Senate Committee Transportation

Hearing Date



Housing Colorado

Hearing Room

Hearing Time

Status **Senate Committee on Transportation Postpone Indefinitely (03/20/2018)**

Fiscal Notes [Fiscal Notes](#) (02/06/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1125](#)

Title: Tax Credit Employer-assisted Housing Pilot Program

Position Support

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

Senate Sponsors

As a pilot program to promote employer-assisted housing projects in rural areas, for income tax years commencing on or after January 1, 2018, but prior to January 1, 2022, the bill creates a state income tax credit for a donation a taxpayer makes to a sponsor that is used solely for the costs associated with an employer-assisted eligible activity in a rural area. The bill defines sponsor to mean the Colorado housing and finance authority, a housing authority operated by a county or municipality, or a nonprofit corporation that has been designated as a community development corporation under the federal tax code. The amount of the credit allowed by the bill is 20% of the approved amount of the donation as documented in a form and manner acceptable to the department of revenue (department); except that the aggregate amount of the credit awarded to any one taxpayer is limited to \$400 in any one income tax year.

Official Summary

If the amount of the credit allowed exceeds the amount of the taxpayer's income tax liability in the income tax year for which the credit is being claimed, the amount of the credit not used as an offset against income taxes in such income tax year is not allowed as a refund but may be carried forward and applied against the income tax due in each of the 5 succeeding income tax years, but must first be applied against the income tax due for the earliest of the income tax years possible. A taxpayer claiming the credit allowed by the bill is required to submit, maintain, and record any information that the department may require by rule regarding the taxpayer's donation to the sponsor, including the certificate received evidencing the donation. The bill specifies various verification procedures that the taxpayer and sponsor must follow for the taxpayer to be able to claim the credit.



Housing Colorado

The bill requires each sponsor that has issued certificates evidencing donations in a calendar year in the cumulative amount of \$10,000 or more to report to the general assembly by the deadlines specified in the bill on the overall economic activity, usage, and impact to the state from the employer-assisted eligible activity for which it has certified a donation eligible for a tax credit under the bill. The bill requires the department and the division of housing within the department of local affairs (division) to promulgate any rules necessary to facilitate the effective implementation of this tax credit. The department and the division may each develop policies and procedures necessary to facilitate the effective implementation of the tax credit.

The bill prohibits a taxpayer from claiming the tax credit under the bill for a donation for which the taxpayer is claiming any other state tax credit or deduction. By the deadlines specified in the bill, the division is required to provide the department with an electronic report on the taxpayers who have received a tax credit under the bill for the calendar year that conforms to the income tax year for which the credit is allowed. The bill specifies information the report must contain. The tax credit is repealed, effective July 1, 2032.

House
Committee

Finance

Senate
Committee

Hearing Date

Hearing Room

Hearing Time

Status

House Committee on Finance Postpone Indefinitely (02/26/2018)

Fiscal Notes

[Fiscal Notes](#) (02/23/2018)

Comment

Votes

[Votes all Legislators](#)

Bill: [HB18-1126](#)

Title:

Limit Homeowners' Association Regulation Of Dogs By Size Or Breed

Position

Monitor

House
Sponsors

[P. Rosenthal](#) (D)

Senate
Sponsors

Official

In the law governing common interest communities, the bill invalidates



Housing Colorado

Summary any covenant that prohibits the keeping of certain types of dogs based solely on a breed, weight, or size classification. Other regulations, such as the prevention of nuisance barking and requirements concerning the number of dogs per household and the disposal of waste, remain valid.

House Committee Local Government

Senate Committee

Hearing Date

Hearing Room

Hearing Time

Status House Third Reading Lost - No Amendments (02/26/2018)

Fiscal Notes [Fiscal Notes](#) (02/09/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1127](#)

Title: Residential Landlord Rental Application

Position Oppose

House Sponsors [C. Kennedy](#) (D)
[D. Jackson](#) (D)

Senate Sponsors [S. Fenberg](#) (D)

The bill:

- Limits the fee to cover a landlord's costs for a personal reference check or for obtaining a consumer credit report or tenant screening report;
- Requires a landlord to provide each prospective tenant with written notice of the landlord's tenant selection criteria and the grounds upon which a rental application may be denied before accepting an application or collecting an application fee; and
- Requires a landlord to provide a prospective tenant with an adverse action notice if the landlord takes adverse action on a prospective tenant after reviewing the prospective tenant's rental application.

Official Summary

House Committee Finance

Senate State, Veterans, and Military Affairs



Housing Colorado

Committee

Hearing Date

Hearing Room

Hearing Time

Status **Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (03/14/2018)**

Fiscal Notes [Fiscal Notes](#) (02/09/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1192](#)

Title: **Application Assistance Federal Disability Benefits**

Position **Monitor**

House Sponsors [L. Landgraf](#) (R)
[D. Michaelson Jenet](#) (D)

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

Official Summary

The bill creates a program to help persons with disabilities participating in the state aid to the needy disabled program navigate the application process for federal disability benefits, including supplemental security income and social security disability insurance. The program is provided by county departments of human or social services (county departments) and is administered by the state department of human services (state department). Funding for the program is distributed to county departments pursuant to an allocation formula determined by state department rules, after receiving input from counties, county representatives, and other relevant stakeholders. The bill includes the services that may be provided by county departments participating in the program. The services may include assistance with compiling and drafting supporting documentation for the application for federal disability benefits and in completing and submitting the application. The state department shall evaluate the program pursuant to the time frame set forth in the bill to determine if the program is meeting the program goals described in the bill. The bill creates the disability benefits application assistance fund (fund) and requires the state treasurer and controller to annually transfer to the fund money appropriated for the aid to the needy disabled programs that remains unencumbered and unexpended at the end of the fiscal year.

House Committee **Public Health Care and Human Services**

Senate



Housing Colorado

Committee

Hearing Date

Hearing Room

Hearing Time

Status House Committee on Public Health Care & Human Services Postpone Indefinitely (03/09/2018)

Fiscal Notes [Fiscal Notes](#) (03/08/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1195](#)

Title: Tax Credit Contributions Organizations Affordable Housing

Position Support

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

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

Official Summary

For income tax years commencing on or after January 1, 2019, but prior to January 1, 2030, the bill creates a state income tax credit for a donation of cash or securities a taxpayer makes to an eligible developer to be used solely for the costs associated with an eligible project. The bill defines eligible developer to mean, in part, a nonprofit community-based home ownership development organization that satisfies specified requirements relating to its background in the field of housing development and is developing or plans to develop the eligible project that is or will be receiving the donations for which the tax credits may be claimed. The bill defines eligible project to mean the development of new residential housing for home ownership consisting of one or more residential units constructed for sale to a buyer whose median income is 120% or less of the area median income and for which each unit sold is to be preserved as affordable housing by means of a specified deed restriction. In order to be designated as an eligible developer authorized to accept donations, a nonprofit community-based home ownership development organization must satisfy certain criteria as created and evaluated by the Colorado housing and finance authority (authority). The amount of the credit allowed by the bill is 50% of the amount of the money or the value of the securities donated to the eligible developer as documented in a form and manner acceptable to the department of revenue (department); except that the aggregate amount of the credit awarded to any one taxpayer under the bill is limited to \$250,000 in any one income tax year. The aggregate amount of tax credits certified is limited to \$20 million for each of the January 1,



Housing Colorado

2020, through the January 1, 2029, tax years.

If the amount of the credit allowed exceeds the amount of the taxpayer's income tax liability in the income tax year for which the credit is being claimed, the amount of the credit not used as an offset against income taxes in such income tax year is not allowed as a refund but may be carried forward and applied against the income tax due in each of the 5 succeeding income tax years, but must first be applied against the income tax due for the earliest of the income tax years possible. A tax credit allowed by the bill is neither transferable nor assignable to any other taxpayer. In order to claim the credit, the donation the taxpayer provides to obtain the credit must be accepted by the eligible developer to whom it has been given and certified by the authority. The authority is required to certify each donation. The authority completes certification by providing a certificate to the taxpayer in a format acceptable to the department evidencing that the certification requirements of the bill have been met.

The authority is permitted to charge and collect an administrative fee from each applicant to recover program administration costs and expenses. A taxpayer claiming the credit must submit, maintain, and record any information that the department may require by rule regarding the taxpayer's donation to the eligible developer, including the certificate received from the authority. A taxpayer is required to electronically file with the department the certificate the taxpayer receives from the authority. The tax credit is repealed, effective July 1, 2040.

House Committee	Finance
Senate Committee	State, Veterans, and Military Affairs
Hearing Date	
Hearing Room	
Hearing Time	
Status	Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/07/2018)
Fiscal Notes	Fiscal Notes (05/07/2018)
Comment	
Votes	Votes all Legislators
Bill:	HB18-1292
Title:	Pilot Program Assistance Person Experiencing Homelessness



Housing Colorado

Position

Support

House
Sponsors

[P. Rosenthal](#) (D)
[H. McKean](#) (R)

Senate
Sponsors

[L. Court](#) (D)
[K. Priola](#) (R)

Official
Summary

The bill establishes the state access to resources and training grant program for persons experiencing homelessness (START grant program) in the department of local affairs (department). The purpose of the START grant program is to make grant money available to public safety, social services, or nonprofit agencies that have contact with persons experiencing homelessness. A grant recipient shall use grant money only to provide personnel and resources to persons experiencing homelessness. The START grant program is also designed to develop and institute community-centered programs with proactive solutions to provide assistance to persons experiencing homelessness and may include, but need not be limited to, training, work programs, housing vouchers, transportation, counseling or therapy, and food assistance. The department is responsible for establishing procedures, timelines, and criteria for the START grant program. A public safety, social services, or nonprofit agency may apply for a grant, provided it clearly demonstrates a plan for collaboration with municipal or county courts, local law enforcement, local human or social services agencies, and nonprofit agencies that have contact with persons experiencing homelessness. The general assembly is authorized to make an appropriation from the marijuana tax cash fund to fund the START grant program. Each START grant recipient is required to provide a report to the department on activities and outcomes related to the START grant, and the department is required to provide a summary of the outcomes of the START grant program in its annual report to the general assembly.

House
Committee

Local Government

Senate
Committee

State, Veterans, and Military Affairs

Hearing Date

Hearing Room

Hearing Time

Status

Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/02/2018)

Fiscal Notes

[Fiscal Notes](#) (03/15/2018)

Comment

Votes

[Votes all Legislators](#)



Housing Colorado

Bill: [HB18-1315](#)

Title: Manufactured Home Sales Tax Exemption

Position Support

House Sponsors [J. Becker](#) (R)
[B. McLachlan](#) (D)

Senate Sponsors [J. Kefalas](#) (D)
[K. Lundberg](#) (R)

Official Summary Under current law, 48% of the purchase price of a manufactured home constructed in compliance with the federal National Manufactured Housing Construction and Safety Standards Act of 1974 (federal act) is exempt from state sales and use tax. The subsequent sale of the manufactured home is entirely exempt from state sales and use tax. These existing exemptions apply to any local government that imposes a sales and use tax based on the state tax. The bill entirely exempts manufactured homes constructed in compliance with the federal act from the state sales and use tax. The exemption automatically applies to a special district or other limited purpose authority that has the same tax base as the state, but does not apply to a statutory municipality or county unless it creates a local exemption based on the state exemption.

House Committee Finance

Senate Committee Finance

Hearing Date

Hearing Room

Hearing Time

Status Senate Third Reading Passed - No Amendments (05/08/2018)

Fiscal Notes [Fiscal Notes](#) (04/30/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1322](#)

Title: 2018-19 Long Appropriation Act

Position Monitor

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

Senate [K. Lambert](#) (R)



Housing Colorado

Sponsors

Official Summary

House Committee Appropriations

Senate Committee Appropriations

Hearing Date

Hearing Room

Hearing Time

Status Governor Signed (04/30/2018)

Fiscal Notes

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1342](#)

Title: Allow Pre-Colorado Common Interest Ownership Act Homeowners' Association Members to Veto Homeowners' Association Budget

Position Monitor

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

Senate Sponsors [N. Todd](#) (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 allowing a majority of the unit owners in a common interest community to veto a budget proposed by the common interest community's executive board. The bill requires a common interest community that predates the Act to allow its unit owners to veto, by majority vote, a budget proposed by the common interest community's executive board.

House Committee Business Affairs & Labor

Senate Committee Finance

Hearing Date



Housing Colorado

Hearing Room

Hearing Time

Status Senate Third Reading Passed - No Amendments (05/01/2018)

Fiscal Notes [Fiscal Notes](#) (04/04/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [HB18-1359](#)

Title: Colorado Charitable Contribution Income Tax Deduction

Position Monitor

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

Senate Sponsors

Official Summary

Current law specifies that any individual who claims the basic standard deduction on their federal income tax return, and is therefore unable to claim a federal itemized deduction for charitable contributions, may take a deduction on their Colorado income tax return for the portion of the charitable contributions that exceed \$500 that the individual makes during the tax year. The bill specifies, by removing the \$500 calculation threshold, that for income tax years commencing on or after January 1, 2019, an individual who claims the basic standard deduction on their federal income tax return may take a deduction on their Colorado income tax return for all of the charitable contributions that they make during the tax year.

House Committee Finance

Senate Committee

Hearing Date

Hearing Room

Hearing Time

Status House Committee on Appropriations Postpone Indefinitely (05/07/2018)

Fiscal Notes [Fiscal Notes](#) (04/26/2018)

Comment

Votes [Votes all Legislators](#)



Housing Colorado

Bill: [HB18-1376](#)

Title: Regulate Residential Services And Supports Providers

Position: Monitor

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

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

Official Summary: The bill defines in statute an individual residential services and supports provider (individual provider) as an individual who provides residential services and supports in his or her home to one or more persons with intellectual and developmental disabilities who receive comprehensive services and who are not related to the individual provider. The bill grants authority to the department of health care policy and financing to promulgate rules and adopt the federal department of housing and urban development housing quality standards for individual providers. The bill also grants the department of health care policy and financing, together with the division of housing, the authority to inspect individual providers for compliance with standards, as well as permissible corrective actions.

House Committee: Public Health Care and Human Services

Senate Committee: State, Veterans, and Military Affairs

Hearing Date:

Hearing Room:

Hearing Time:

Status: Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/02/2018)

Fiscal Notes: [Fiscal Notes](#) (05/02/2018)

Comment:

Votes: [Votes all Legislators](#)

Bill: [HB18-1380](#)

Title: Grants For Property Tax Rent And Heat

Position: Monitor

House Sponsors: [T. Exum Sr.](#) (D)
[M. Weissman](#) (D)

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



Housing Colorado

Sponsors

[B. Martinez Humenik](#) (R)

A low-income senior or individual with a disability is currently eligible for 2 types of annual state assistance grants administered by the department of revenue related to his or her property: A grant for their property taxes or rent paid, with the latter being deemed a tax equivalent payment (property tax and rent assistance grant), and a grant for heat or fuel expenses (heat assistance grant). Together these are commonly known as the PTC rebate.

Official Summary

The bill expands the property tax and rent assistance grant by repealing the requirement that rent must be paid to a landlord that pays property tax. For grants claimed for 2018, the bill also increases the:

- Maximum property tax and rent assistance grant from \$700 to \$753;
- Maximum heat assistance grant from \$192 to \$206; and
- Flat grant amount, which is the minimum grant amount, from \$227 to \$244 for the property tax and rent assistance grant and from \$73 to \$78 for the heat assistance grant, assuming that the actual expenses exceed these amounts. All of these increases reflect inflationary growth since 2014, and all of these amounts will continue to be adjusted annually for inflation. Under current law, the maximum eligible income amounts and the phase-out amount are also annually adjusted for inflation, albeit without being defined as such. The amounts specified for grants claimed for 2018 are the inflation-adjusted amounts, and they will continue to be adjusted for inflation in the future.

Obsolete provisions relating to grants claimed for past years are repealed and other provisions relating to grants prior to 2018 are repealed after they become obsolete in the future.

House Committee

Public Health Care and Human Services

Senate Committee

State, Veterans, and Military Affairs

Hearing Date

Hearing Room

Hearing Time

Status

Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/03/2018)

Fiscal Notes

[Fiscal Notes](#) (04/23/2018)

Comment

Votes

[Votes all Legislators](#)



Housing Colorado

Bill: [HB18-1397](#)

Title: Landlord Tenant Warranty Of Habitability

Position: Oppose

House Sponsors: [D. Jackson](#) (D)

Senate Sponsors: [D. Moreno](#) (D)

Under current law, a warranty of habitability (warranty) is implied into every rental agreement for a residential premises. The bill makes the following changes related to the warranty:

- Current law requires written notice before a landlord can be held liable for a breach of the warranty (breach). The bill expands the acceptable notice to also include electronic notice, defines electronic notice, and specifies the time within which the landlord is required to commence remedial action (**sections 3 and 4** of the bill).

Official Summary

- Jurisdiction to provide injunctive relief related to a breach is expanded to include a county court, including a small claims court (**sections 1, 2, and 6**).

- The absence of mold is added to the basic requirements for a habitable residence (**section 5**).

- As long as certain conditions are met, a tenant is authorized to deduct the cost of repair from subsequent rent (**section 6**).

- The requirement that a tenant notify a local government before seeking an injunction is repealed (**section 7**).

- The prohibition on retaliation for a tenant's alleging a breach is modified to specify damages and to eliminate presumptions (**section 8**).

House Committee: Health, Insurance, & Environment

Senate Committee: State, Veterans, and Military Affairs

Hearing Date

Hearing Room

Hearing Time

Status: Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/04/2018)

Fiscal Notes: [Fiscal Notes](#) (04/23/2018)

Comment

Votes: [Votes all Legislators](#)



Housing Colorado

Bill: [HB18-1432](#)

Title: Prohibit Housing Discrimination Source Of Income

Position Support

House Sponsors [L. Herod](#) (D)

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

Official Summary

The bill adds discrimination based on source of income as a type of unfair housing practice. Source of income is defined to include any source of money paid directly, indirectly, or on behalf of a person, including income from any lawful profession or from any government or private assistance, grant, or loan program. A person is prohibited from refusing to show, rent, lease, or transmit an offer to rent or lease housing based on a person's source of income. In addition, a person cannot discriminate in the terms or conditions of a rental agreement against another person based on source of income, or based upon the person's participation in a third-party contract required as a condition of receiving public housing assistance. A person cannot include in any advertisement for the rent or lease of housing any limitation or preference based on source of income, or to use representations related to a person's source of income to induce another person to rent or lease property.

House Committee Local Government

Senate Committee State, Veterans, and Military Affairs

Hearing Date

Hearing Room

Hearing Time

Status Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/04/2018)

Fiscal Notes [Fiscal Notes](#) (05/01/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-002](#)

Title: Financing Rural Broadband Deployment

Position Monitor

House [C. Duran](#) (D)



Housing Colorado

Sponsors [K. Becker](#) (D)

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

Official Summary

Section 1 of the bill amends the definition of broadband network to increase the speed of downstream broadband internet service from at least 4 megabits per second to at least 10 megabits per second and the definition of unserved area to refer to areas that are unincorporated, or within a city with a population of fewer than 7,500 inhabitants, and that are not receiving federal broadband support.

Section 2 requires the public utilities commission, on January 1, 2019, to allocate 20% of the total amount of high cost support mechanism (HCSM) money that nonrural incumbent local exchange carriers would otherwise receive to the HCSM account dedicated to broadband deployment, and to allocate an additional 20% of the total money that nonrural incumbent local exchange carriers would otherwise receive on January 1 of each subsequent year until, on January 1, 2023, all of the money that nonrural incumbent local exchange carriers would otherwise receive is allocated to the HCSM account dedicated to broadband deployment. Section 2 also removes a requirement that the commission reduce the amount of the HCSM surcharge by a certain percentage of the money transferred from the HCSM to the broadband fund for the deployment of broadband into rural areas. Section 2 requires that the HCSM surcharge amount that existed on January 1, 2019, be maintained as the surcharge amount; except that, on and after July 1, 2023, the commission may reduce the rate to ensure that the amount of money collected by the surcharge does not exceed \$25 million per year. Finally, for the period of January 1, 2019, through January 1, 2023, section 2 maintains the amount of support received by rural telecommunications providers for basic service at the level of support they received on January 1, 2016.

Section 3 updates language regarding the use of money from the HCSM for broadband deployment grant applications approved by the broadband deployment board (board) to have money transferred directly from the HCSM to approved broadband deployment grant applicants. Section 3 also allows a grant applicant to apply for grants for multiple projects in a single year; however, the broadband deployment board may only award an applicant grants for more than one project if money is available for broadband deployment grants after the first round of broadband deployment grants have been awarded and disbursed in that year. Section 3 also prohibits the department of local affairs from implementing a broadband deployment program or approving a grant application concerning broadband deployment unless the board has determined that the program or application does not involve the same or a duplicate of any projects approved and funded.

Section 4 repeals the public utilities commission's functions of administering the high cost support mechanism on September 1, 2024, subject to the department of regulatory agencies' review of the functions through its sunset review process.

House Committee Agriculture, Livestock and Natural Resources



Housing Colorado

Senate Committee Business, Labor and Technology

Hearing Date

Hearing Room

Hearing Time

Status Governor Signed (04/02/2018)

Fiscal Notes [Fiscal Notes](#) (02/16/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-005](#)

Title: Rural Economic Advancement Of Colorado Towns

Position Monitor

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

Senate Sponsors [K. Donovan](#) (D)
[R. Scott](#) (R)

Official Summary

The bill authorizes the executive director of the department of local affairs (executive director) or the executive director's designee to coordinate the provision of nonmonetary resources to assist with job retention or creation in a rural community experiencing a significant economic event, such as a plant closure or layoffs, including industry-wide layoffs, that has a significant, quantifiable impact on jobs within that community. The bill also authorizes the executive director or the executive director's designee to award money to qualifying rural communities experiencing a significant economic event and creates the rural economic advancement of Colorado towns fund (fund), to be administered by the executive director for grant-making purposes over the next 3 years. For the 2018-19, 2019-20, and 2020-21 state fiscal years, \$500,000 is transferred each year from the general fund to the fund and the money in the fund is continuously appropriated to the department of local affairs.

House Committee Agriculture, Livestock and Natural Resources

Senate Committee State, Veterans, and Military Affairs

Hearing Date

Hearing Room



Housing Colorado

Hearing Time

Status Governor Signed (03/22/2018)

Fiscal Notes [Fiscal Notes](#) (02/20/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-006](#)

Title: Recording Fee To Fund Attainable Housing

Position Support

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

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

Currently, each county clerk and recorder collects a surcharge of one dollar for each document received for recording or filing in his or her office. The surcharge is in addition to any other fees permitted by statute.

Section 2 of the bill allows counties to impose an increased surcharge in the amount of \$5 for documents received for recording or filing on or after January 1, 2019. In a county that has elected to collect the increased surcharge of \$5, out of each \$5 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 \$4 collected to the state treasurer, who is to credit the same to the statewide attainable housing investment fund (fund).

Official Summary

Section 3 creates the fund in the Colorado housing and finance authority (authority). The bill specifies the source of money to be deposited into the fund and that the authority is to administer the fund. The bill directs that, of the money transmitted to the fund by the state treasurer, on an annual basis, not less than 25% of such amount must be expended for the purpose of supporting new or existing programs that provide financial assistance to persons in households with an income of up to 80% of the area median income for the purpose of allowing such persons to finance, purchase, or rehabilitate single family residential homes as well as to provide financial assistance to any nonprofit entity and political subdivision that makes loans to persons in such households to enable such persons to finance, purchase, or rehabilitate single family residential homes. Section 3 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



Housing Colorado

Senate Committee State, Veterans, and Military Affairs

Hearing Date

Hearing Room

Hearing Time

Status Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (02/05/2018)

Fiscal Notes [Fiscal Notes](#) (01/16/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-007](#)

Title: Affordable Housing Tax Credit

Position Support

House Sponsors [C. Duran](#) (D)
[J. Becker](#) (R)

Senate Sponsors [L. Guzman](#) (D)
[J. Tate](#) (R)

Official Summary The bill changes the name of the existing low-income housing tax credit to the affordable housing tax credit. This change is reflected in **sections 1 and 3** of the bill. **Section 2** extends the period during which the Colorado housing and finance authority may allocate affordable housing tax credits from December 31, 2019, to December 31, 2024.

House Committee Finance

Senate Committee Finance

Hearing Date

Hearing Room

Hearing Time

Status Senate Considered House Amendments - Result was to Concur - Repass (04/27/2018)

Fiscal Notes [Fiscal Notes](#) (01/22/2018)

Comment

Votes [Votes all Legislators](#)



Housing Colorado

Bill: [SB18-009](#)

Title: Allow Electric Utility Customers Install Energy Storage Equipment

Position Monitor

House Sponsors [P. Lawrence](#) (R)
[F. Winter](#) (D)

Senate Sponsors [K. Priola](#) (R)
[S. Fenberg](#) (D)

Official Summary

The bill declares that consumers of electricity have a right to install, interconnect, and use electricity storage systems on their property, and that this will enhance the reliability and efficiency of the electric grid, save money, and reduce the need for additional electric generation facilities.

The bill directs the Colorado public utilities commission to adopt rules governing the installation, interconnection, and use of customer-sited distributed electricity storage systems.

House Committee Transportation & Energy

Senate Committee Agriculture, Natural Resources, and Energy

Hearing Date

Hearing Room

Hearing Time

Status Governor Signed (03/22/2018)

Fiscal Notes [Fiscal Notes](#) (02/16/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-010](#)

Title: Residential Lease Copy And Rent Receipt

Position Support

House Sponsors [T. Exum Sr.](#) (D)

Senate Sponsors [A. Williams](#) (D)
[B. Martinez Humenik](#) (R)

Official Summary

The bill requires a residential landlord to provide each tenant with



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a copy of a written rental agreement signed by the parties and to give a tenant a contemporaneous receipt for any payment made in person with cash or a money order. For payments not made in person with cash or a money order, the landlord must provide a receipt if the tenant requests it. The landlord may provide the tenant with an electronic copy of the agreement or the receipt unless the tenant requests a paper copy.

House Committee	Finance
Senate Committee	Local Government
Hearing Date	
Hearing Room	
Hearing Time	
Status	Governor Signed (03/22/2018)
Fiscal Notes	Fiscal Notes (01/16/2018)
Comment	
Votes	Votes all Legislators

Bill: [SB18-015](#)

Title:	Protecting Homeowners And Deployed Military
Position	Monitor
House Sponsors	L. Liston (R) D. Williams (R)
Senate Sponsors	O. Hill (R) R. Gardner (R)

Official Summary

The bill directs a peace officer to remove a person from a residential premises and to order the person to remain off the premises if the owner or owner's authorized agent (declarant) swears to a declaration making specified statements concerning ownership of the premises and the lack of authority for the person or persons who are on the premises to be there. The peace officer must allow the person a reasonable opportunity to obtain evidence of his or her authority to be on the premises.

A declarant:

- Agrees to indemnify a peace officer and his or her agency for acts and omissions made in reliance upon the declaration; and
- Is liable for actual damages, attorney fees, and costs for any false statements made in the declaration. If the declaration includes a statement that the property has been altered or damaged, or if the peace officer sees evidence of alteration or damage, the peace officer



Housing Colorado

shall collect the personal information of the persons removed and provide it to the declarant. A person removed from the property pursuant to the bill who alters or damages the property is guilty of a class 1 misdemeanor.

House Committee

State, Veterans, & Military Affairs

Senate Committee

Judiciary

Hearing Date

Hearing Room

Hearing Time

Status

Senate Consideration of Second Conference Committee Report result was to Adopt Committee Report - Repass (05/08/2018)

Fiscal Notes

[Fiscal Notes](#) (02/05/2018)

Comment

Votes

[Votes all Legislators](#)

Bill: [SB18-057](#)

Title:

Use Of Criminal Records With Respect To Housing

Position

Oppose

House Sponsors

Senate Sponsors

[D. Kagan](#) (D)

Official Summary

Under current law, it is an unfair housing practice to honor or exercise, or attempt to honor or exercise, any restrictive covenant pertaining to housing. **Section 1** of the bill adds to the definition of restrictive covenant limitations on the transfer, rental, or lease of housing based on records of any arrest or charge that did not result in a conviction and the criminal case is not actively pending (arrest records) or criminal justice records that have been sealed or expunged. **Section 2** makes it an unfair housing practice to inquire about or take an adverse action based on arrest records or sealed or expunged criminal justice records. **Section 3** prohibits landlords from requiring an applicant to disclose any information contained in sealed criminal records. **Section 4** prohibits housing authorities from denying or terminating dwelling accommodations, or taking adverse action against a person, on the basis of arrest records or certain conviction records. **Section 6** requires a landlord to provide applicants with access to records that are used as the basis for denying a rental application. **Section 5** prevents certain tenant criminal records from being admitted as evidence in a



Housing Colorado

civil case against a landlord that is based on the tenant's conduct.

House
Committee

Senate
Committee

State, Veterans, and Military Affairs

Hearing Date

Hearing Room

Hearing Time

Status Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (02/07/2018)

Fiscal Notes [Fiscal Notes](#) (01/24/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-061](#)

Title: Reduce The State Income Tax Rate

Position Monitor

House Sponsors [P. Lawrence](#) (R)

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

Official Summary For income tax years commencing on and after January 1, 2018, the bill reduces both the individual and the corporate state income tax rate from 4.63% to 4.43%. The bill also reduces the state alternative minimum tax by 0.2% for income tax years commencing on and after January 1, 2018.

House Committee State, Veterans, & Military Affairs

Senate Committee Finance

Hearing Date

Hearing Room

Hearing Time

Status House Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/02/2018)



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Fiscal Notes [Fiscal Notes](#) (04/05/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-064](#)

Title: Require 100% Renewable Energy By 2035

Position Monitor

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

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

Official Summary

The bill updates the renewable energy standard to require that all electric utilities, including cooperative electric associations and municipally owned utilities, derive their energy from 100% renewable sources by 2035. The bill also:

- Removes recycled energy from the types of energy sources eligible for meeting the renewable energy standard;
- Allows a utility to obtain energy efficiency credits equal in value to renewable energy credits based on any energy efficiency upgrades made for a low-income residential customer;
- Removes multipliers used for counting certain renewable energy generated; and
- Phases out the system of tradable renewable energy credits so that renewable energy generated after 2035 is not eligible for renewable energy credits.

House Committee

Senate Committee Agriculture, Natural Resources, and Energy

Hearing Date

Hearing Room

Hearing Time

Status Senate Committee on Agriculture, Natural Resources, & Energy Postpone Indefinitely (02/01/2018)

Fiscal Notes [Fiscal Notes](#) (01/31/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-120](#)



Housing Colorado

Title: Time Period For Tenant To Cure Unpaid Rent

Position Monitor

House Sponsors [J. Wilson](#) (R)
[D. Jackson](#) (D)

Senate Sponsors [K. Priola](#) (R)
[A. Williams](#) (D)

Official Summary

Current law requires a landlord to provide a tenant 3 days to cure a violation for unpaid rent before the landlord can initiate eviction proceedings based on that unpaid rent. The bill allows landlords to initiate an eviction proceeding after providing 3 days' notice but requires landlords to accept payment of all outstanding amounts due before the date by which a tenant is required to appear in court in an eviction proceeding. For a second or subsequent violation of the same agreement within 6 months of a violation, a landlord may require payment within 3 days.

House Committee

Senate Committee Business, Labor and Technology

Hearing Date

Hearing Room

Hearing Time

Status Senate Committee on Business, Labor, & Technology Postpone Indefinitely (02/14/2018)

Fiscal Notes [Fiscal Notes](#) (02/06/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-141](#)

Title: Income Tax Check-off Nonprofit Donation Fund

Position Support

House Sponsors [J. Wilson](#) (R)
[C. Hansen](#) (D)

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

Official Summary

Section 1 of the bill creates the donate to a Colorado nonprofit fund (fund) in the state treasury. A voluntary contribution designation line for the fund will appear on the state individual income tax return form when



Housing Colorado

a space becomes available and the fund is next in the queue. If the space for the fund becomes available before January 1, 2020, the bill requires the department of revenue (department) to hold the space for the fund until January 1, 2020, and to include the line thereafter. The line will allow a taxpayer receiving a refund to designate a contribution to an eligible charitable organization (eligible organization) of their choice. The bill requires the secretary of state to provide a list of eligible organizations. To be eligible, an organization must be registered and in good standing with the secretary under the Colorado Charitable Solicitations Act and be a nonprofit that is tax exempt under section 501 (c)(3) of the internal revenue code. A charity may request to exclude itself from the list. The department will make the list of eligible organizations available to the public and a taxpayer may choose a single charity from the list to receive the contribution through the fund. Once the fund is placed on the form, the department is directed to determine annually the total amount designated to the fund, and the total amounts designated to each eligible organization, and to report those amounts to the state treasurer and the general assembly. The state treasurer is required to credit the total amount to the fund. The bill requires the general assembly to appropriate from the fund to the department, the secretary of state, and the state treasurer their actual, reasonable costs for implementing the fund. The department is authorized to contract with a private or public entity to administer the fund, but the total fees under the contract for a given year cannot exceed 3% of the total amount credited to the fund for that year. After the appropriations for the administration of the fund are deducted, the state treasurer is required to distribute the contributions to the charities as designated by taxpayers after a reduction proportionate to the amount deducted from the fund for administration.

Section 2 excludes the fund from the time limitations and minimum contribution requirements imposed on voluntary contribution funds. It also adds a limitation that a taxpayer cannot contribute to any voluntary contribution fund or combination of voluntary contribution funds in an amount that exceeds the amount of the taxpayer's refund.

Section 3 allows the department to share information with a contractor if necessary to implement the fund under a contract and requires the contractor to keep that information confidential subject to a penalty.

House
Committee

Finance

Senate
Committee

Finance

Hearing Date

Hearing Room

Hearing Time

Status

Senate Considered House Amendments - Result was to Concur - Repass (04/27/2018)



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Fiscal Notes [Fiscal Notes](#) (03/29/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-142](#)

Title: Pilot Project For Sustainable Communities

Position Monitor

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

[L. Herod](#) (D)

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

[L. Crowder](#) (R)

On solely a one-time basis within the state, the bill requires a state district court to waive all statutory requirements specified for the approval of a municipal incorporation that are not otherwise met by a petitioner if the petitioner files a request for such waiver with a state district court in accordance with the bill. The bill defines petitioner to mean a natural person or entity that seeks state district court approval of a pilot project in accordance with the bill and defines pilot project to mean a one-time project for approval by a state district court of a municipal incorporation to facilitate the creation of a model for a sustainable community with significant affordable housing.

The petitioner commences the process for acquiring a waiver by filing an application with an appropriate state district court. The application must be supported by the formal endorsement in writing of any 2 of the following 3 individuals in office as of the time the application is submitted to the district court:

Official Summary

- The governor of the state;
- The president of the state senate; or
- The speaker of the state house of representatives.

This formal endorsement must include a statement from the applicable elected official on his or her official letterhead as to why he or she believes approval of the pilot project is a model for sustainability and affordable housing while also being in the best interests of the people of the state.

Once a single waiver has been granted by a state district court under the bill, no additional waivers may be granted for any land area in the state under the bill unless the waiver has been approved by the general assembly by bill including the signature of the governor in accordance with all regular legal procedures and additionally by each of the 3 elected officials in accordance with the requirements of the bill. A petitioner's request for a waiver must be filed with the district court not later than July 31, 2018. Any request for a waiver that is not filed by July 31, 2018, is of no legal force and effect. If the petitioner satisfies all requirements, the district court is required to enter an order finding that the pilot project meets all of the applicable requirements, issuing the



Housing Colorado

requested waiver, and approving the pilot project that is effective as of the date of the order. Upon the entry by a district court of an order issuing the requested waiver and approving the pilot project, the pilot project is designated a town and as of that date possesses all of the rights, powers, and duties delegated to or imposed upon the towns of this state as provided by law, including powers relating to land use, zoning, and related matters. The territorial boundaries of the town are coterminous with the land area of the pilot project as specified in the waiver application. Not less than 90 days after entry of the order, one or more owners of real property located within the territorial boundaries of the town, acting singularly or in combination, as applicable, are required to appoint 5 individuals to serve as the members of a town commission. The commission serves as the governing body of the town, and possesses all of the powers and duties possessed under law by a town council, until such time as the town elects a town council and other elective officers. The term of office of all such commission members is 4 years; except that the term of office of members of the commission may terminate earlier than 4 years upon the election of the town council and other elective officers at which time the commission ceases to exist. An individual need not be a registered elector of the town in order to accept appointment to the commission but any person serving on the commission must be a resident of the state. At such time as the number of residents of the town equals or exceeds 150 natural persons, the commission is required to hold an election for the purpose of electing a town council and other elective officers. To the extent practicable, the election must be conducted in accordance with the applicable provisions of existing law. Upon the election of the town council and other elective officers, the town council becomes the governing body of the town and such council members and other elective officers must perform their duties and responsibilities as provided by law. The bill clarifies that the town possesses the same authority as any other government in the state to cooperate with or enter into an intergovernmental agreement with another government for the provision of any goods or services to assist in the development, management, operation, or administration of the town. The pilot project opportunity is repealed, effective July 1, 2019.

House
Committee

Senate
Committee

State, Veterans, and Military Affairs

Hearing Date

Hearing Room

Hearing Time

Status

Senate Committee on State, Veterans, & Military Affairs Postpone Indefinitely (02/12/2018)

Fiscal Notes

[Fiscal Notes](#) (02/07/2018)

Comment



Housing Colorado

Votes

[Votes all Legislators](#)

Bill: [SB18-248](#)

Title: Additional Revenues Urban Renewal Projects

Position Monitor

House Sponsors [P. Lawrence](#) (R)
[M. Gray](#) (D)

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

Official Summary

Under current law, in connection with the use of a special fund (fund) of an urban renewal authority (authority) to collect the increment used to finance urban renewal projects, any additional revenues received by a municipality, county, special district, or school district (collectively, taxing entity) resulting because the voters have authorized the taxing entity to retain and spend such money under the TABOR requirements of the state constitution after the creation of the fund or as a result of an increase in the property tax mill levy approved by the voters of the taxing entity after the creation of the fund, to the extent the total mill levy of any taxing entity exceeds the respective mill levy in effect at the time of approval or substantial modification of the urban renewal plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund. Under the bill, such additional revenues that have been received because of the 2 specified forms of voter-approved revenue changes are restricted from being pledged by an authority for the payment of any bonds of, or any loans or advances to, or any indebtedness incurred by the authority without the consent of the relevant taxing entity. To the extent the authority has received a certain notification specified in the bill, such additional revenues shall then be promptly repaid by the authority to the municipality or other taxing entity. The bill requires the authority to be notified of the amount of additional revenues and the calculations used in computing the amount by the applicable municipality or other taxing entity prior to making repayment and, in any event, not later than February 1 in each fiscal year following the year in which a voter-approved revenue increase has taken effect. The bill permits an authority and a municipality or any other taxing entity to negotiate for the purpose of entering into an agreement on the issues of the amount of repayment, the mechanics of how repayment of the additional revenues will be accomplished, a method for resolving disputes regarding the amount of repayment, and whether the municipality or taxing entity will waive the repayment requirement, singularly or in combination, and are further authorized to enter into an intergovernmental agreement regarding any of these issues.

House Committee Finance

Senate Committee Finance



Housing Colorado

Hearing Date

Hearing Room

Hearing Time

Status House Third Reading Passed - No Amendments (05/03/2018)

Fiscal Notes [Fiscal Notes](#) (04/23/2018)

Comment

Votes [Votes all Legislators](#)

Bill: [SB18-273](#)

Title: Senior Property Tax Exemption Medical Necessity

Position Monitor

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

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

The bill specifies that for property tax years commencing on or after January 1, 2019, a senior is deemed to be a 10-year owner-occupier of a primary residence that the senior has owned and occupied for less than 10 years and therefore qualifies for the senior property tax exemption for the residence if:

- The senior would have qualified for the senior property tax exemption for the senior's former primary residence but medical necessity forced the senior to stop occupying the former primary residence; and

Official Summary

- The senior has not owned and occupied another primary residence since the senior first stopped occupying his or her former primary residence due to medical necessity. Medical necessity is defined as a medical condition verified by a physician licensed to practice medicine in Colorado that required a senior to move from the senior's primary residence to a primary residence that the senior can freely occupy without using stairs or a primary residence that is not located in a high-altitude area. When applying for such an exemption, a senior must provide to the assessor written verification of medical necessity from a physician licensed to practice medicine in Colorado.

House Committee State, Veterans, & Military Affairs

Senate Committee Finance

Hearing Date



Housing Colorado

Hearing Room

Hearing Time

Status House Committee on State, Veterans, & Military Affairs Postpone Indefinitely (05/08/2018)

Fiscal Notes [Fiscal Notes](#) (05/07/2018)

Comment

Votes [Votes all Legislators](#)