

Housing Colorado Bill Summary

Updated 2-26-2019

Bill Number and Title	Summary	Status	HC Position	HC Status	Notes
HB19-1003 - Community Solar Gardens Modernization Act	Amends current statute authorizing creation of community solar gardens by increasing maximum size from 2 megawatts to 10 and removing co-location requirements.	01/17/2019 Referred with Amendments to Appropriations Committee	Monitor	Reviewed by Board 01-17-19	
HB19-1009 - Substance Use Disorders Recovery	Provides supports for persons recovering from substance use disorders. Expands housing assistance voucher program administered through DOLA. Requires recovery residences to be licensed. Creates the opioid crisis recovery fund.	Introduced In House - Assigned to Public Health Care & Human Services and Appropriations (01/04/2019)	Support	Board Approved 1-17-2019	\$4.3 million Increase in voucher program. There are some concerns about the licensing of recovery housing. Mental Health Task Force Committee. Consideration that this portion should be run as a separate bill.
HB19-1011 - Scope Of Manufactured Home Sales Tax Exemption	Exempts from state sales and local sales taxes, 48% of the purchase price for the initial sale of factory-built housing and 100% of the purchase price for any subsequent sale of a manufactured home.	Passed Senate third reading with no amendments (02/12/2019)	Support	Board Approved 1-17-2019	
HB19-1025 - Limits On Job Applicant Criminal History Inquiries	Prohibits employers from inquiring about an applicant's criminal history on an initial employment application. Exempts employers participating in a program to encourage employment of people with criminal histories and employers who are required by law to conduct a criminal history record check for the particular position.	Referred to Committee of the Whole with minor amendments (2/22/2019)	Monitor	Reviewed by Board 01-17-19	Many Housing Colorado members are employers; may set precedent for housing applications. Employers can still run background checks.
HB19-1050 - Encourage use of xeriscaping in common areas	Augments existing law that establishes the right of unit owners in common interest communities to use water-efficient landscaping.	Passed Senate Third Reading with no amendments (02/19/2019)	Monitor	Reviewed by Board 01-17-19	

Housing Colorado Bill Summary

Updated 2-26-2019

HB19-1075 - Tax Credit Employer-assisted Housing Pilot Program	Establishes pilot program to that creates a state income tax credit for a donation made to a sponsor that is used solely for the costs associated with employer-assisted affordable housing in rural areas.	House Committee on Finance referred with amendments to Appropriations (02/07/2019)	Monitor	Good idea but too little \$ to make a difference.
HB19-1084 - Notice to Property Owners Whether Area Blighted	Reduces time frame established in current law within which an urban renewal authority must notify a property owner from within 30 days if their property designation is changed from blighted to unblighted to 5 days.	Introduced In Senate - Assigned to Local Government (02/11/2019)	Monitor	CML technical clean-up bill.
HB19-1085 - Grants for Property Tax Rent and Heat	Expands existing program for rebates on property tax, rent, or heat and fuel expenses for low-income seniors or individuals with disabilities. Repeals requirement that landlord must pay property taxes for eligibility. Increases grant amounts and establishes annual inflation adjustment.	House Committee on Finance Refer Amended to Appropriations (01/28/2019)	Monitor	New language would include residents of housing authority and non-profit developments.
HB19-1096 -Colorado Right to Rest	Establishes rights for people experiencing homelessness: resting in public spaces, sheltering from the elements, eating/accepting food in public spaces, occupying legally parked cars, and reasonable expectation of privacy of their property. Prohibits discrimination based on housing status. Exemption for entities that have affordable housing waitlists under 50 people for at least 3 consecutive months. Allows DOLA to allocate funds from the marijuana tax cash fund to decrease waitlists for affordable housing.	Introduced In House - Assigned to Transportation & Local Government (01/14/2019)	Monitor	Concerns with private cause for action, how to ascertain waitlist exemption.

Housing Colorado Bill Summary

Updated 2-26-2019

HB19-1106 - Rental Application Fees	Prohibits landlords from charging an application fee unless entire fee is used to cover processing costs. Prohibits landlords from charging different fees to different applicants. Requires landlords to disclose anticipated expenses. Requires landlord to give written notice of tenant selection criteria and grounds for denial. Requires landlords to provide applicant with written notice of denial that states the reason for denial.	Introduced in the Senate – assigned to Local Government (02/25/2019)	Monitor	Concerns with implementation, denial documentation requirements.
HB19-1118 - Time Period to Cure Lease Violation	Increases timeframe landlords are required to provide tenants to cure violations of unpaid rent or any other condition or covenant of a lease agreement from 3 days to 14 days before a landlord can begin eviction proceedings.	House Committee on Business Affairs & Labor Refer un-amended to Transportation & Local Government (02/13/2019)	Monitor	Concerns with time frame, impact on smaller housing projects.
HB19-1135 - Clarify Income Tax Credit for Retrofitting A Home	Clarifies income tax credit for retrofitting a residence is available for changes made to a residence that benefit a qualified individual's dependent.	Introduced In Senate - Assigned to Finance (02/19/2019)	Monitor	
HB19-1170 - Residential Tenants Health and Safety Act	Updates warranty of habitability to reduce response timeframes, include electronic correspondence, and expands definition of uninhabitable to include functioning refrigerator, range or oven, and if there is mold from dampness. Grants county courts and small claims courts jurisdiction. Expands written notice requirement from tenants to include electronic correspondence.	House Second Reading Passed with Amendments - Committee, Floor (02/25/2019)		Multiple concerns regarding definition, time frame, electronic communication and jurisdiction.
SB19-047 - Remove Unauthorized Persons	Expands on existing legislation addressing squatters in veteran's	Pl'd in committee 2/5/2019	Monitor	Reviewed by Board 01-17-19

Housing Colorado Bill Summary

Updated 2-26-2019

from Vacant Land	homes to include vacant land.			
SB19-067 - Rural Development Grant Program Creation	Creates a rural development grant program for early stage rural businesses. Grants can be used for prototypes, proof of business models.	Senate Committee on Finance Refer Amended to Appropriations (02/12/2019)	Monitor	Reviewed by Board 01-17-19