

AXIOM ALERT



April 19th 2017

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A Breakthrough on Construction Litigation Reform Colorado House of Representatives Joint Communication

Today, a bipartisan team of legislators announced that they have achieved a breakthrough on proposed legislation to advance a consensus proposal addressing construction defects reform.

The agreement, the product of several months of intensive negotiations with lawmakers and stakeholder groups, was reached by Assistant Majority Leader Alec Garnett (D-Denver), Assistant Minority Leader Cole Wist (R-Centennial) and Rep. Lori Saine (R-Firestone), under the leadership of Speaker Crisanta Duran.

"With the good work of all stakeholders involved, Alec Garnett's outstanding leadership and the bipartisan support of House Republicans, we have crafted a bill that enhances a consumer's ability to purchase a new house while protecting homeowners' access to the courthouse," Speaker Duran said. "On Day One I promised meaningful progress on construction defects, and this agreement delivers on that promise."

"With this groundbreaking consensus bill we are protecting consumers, empowering homeowners and balancing risk in the marketplace for developers to break ground on attainable multifamily homes across the state," Garnett said. "I want to thank everyone from all sides for staying at the table."

"I am proud to have partnered with Representatives Garnett and Saine on today's legislative breakthrough on attainable housing," Wist said. "For the first time in Colorado, we are putting homeowners first when it comes to litigation decisions arising from alleged construction defects. HB 1279 allows for a transparent and fair consent process that carefully balances the interests of owners and homebuilders, and this bipartisan legislation reflects critical input from a robust stakeholder process. I appreciate the hard work of all involved. This is a great result

for Colorado."

"After years of unsuccessful attempts to pass a construction defect reforms, I am pleased our efforts culminated in a historic collaboration to solve Colorado's attainable housing crisis and produced an agreement to give transparency and fairness to hundreds of thousands of Colorado residents and homeowners," Saine said. "HB 1279 is a product of certainty for homebuilders to build, homeowners to have a voice, and future homeowners to build their future in Colorado."

The deal will allow HB17-1279 to go forward with amendments that will be introduced this afternoon when the bill is heard by the House State, Veterans & Military Affairs Committee.

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