

Axiom Strategies Inc

End of Session Report 2016

NAIOP



“Politics is the art of looking for trouble, finding it everywhere, diagnosing it incorrectly and applying the wrong remedies.”

— Groucho Marx

This second session of the Seventieth Colorado General Assembly has been called the “doing nothing” session by many in the media. Here is a look back on the successes and disappointments of the 2016 legislature.

The 120-day legislative session came to a close just prior to midnight on Wednesday with Representatives and Senators brought to tears after heartfelt tributes to members who are term limited. Some of those members we may see again as they are running for other offices instead of retiring from the legislature.

“Statistics are no substitute for judgment.” —Henry Clay

Successes:

Bipartisan successes were few during the past 120 days. However, there were some that are notable.

The budget – Colorado’s constitution mandates that a balanced budget be passed by the legislature. This year’s \$27 billion state budget, effective July 1,

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passed quickly and with little debate after the Joint Budget Committee (JBC) worked tirelessly from January through March. The budget raises K-12 funding, allots \$210 million to roads and increases the general fund by approximately \$50 million. Governor John Hickenlooper signed the document without any line-item vetoes.

Modernizing Colorado's prohibition era liquor laws

Colorado's legislature passed a modernization to a quarter-century-old battle over who can sell full-strength beer; and authorizing more than one grocery store per chain to sell spirits, beer and wine. SB16-197 passed both houses and is on the way to the Governor. The bill is the biggest change in liquor law in Colorado for many years. The bill, even though it was introduced very late in the session, was the result of months of negotiation involving the independent liquor store owners, big box grocery stores, breweries, craft brewers and distributors. Over a 20 year period it will phase in full strength beer, wine and liquor sales in grocery stores. It gives some protection to independent liquor stores as the transition takes place. There may still be a ballot initiative this fall to allow full strength liquor sales in grocery stores. Like many issues, this one is complicated with a lot of moving parts. Consumers want more convenience and choice in how they buy liquor. Independent store owners have played by rules that have been in place for 80 years and now their business model is being disrupted. But the negotiation was supported by the small and large stores, the convenience stores, craft brewers, and distributors. Kroger and Safeway grocery stores chains still threaten to go to the ballot to try and get a better deal but Walmart and Target have pulled their financial support from the ballot measure choosing instead to back the legislation.

Marijuana Business

SB 16-40 ensures that Colorado's newest emerging industry stays competitive with other states like Washington and California. Individual U.S. citizens who live outside Colorado will be able to invest in and be part-owners of the state's medical and recreational marijuana businesses. The Senate unanimously passed the legislation that allows non-Coloradans to invest in marijuana businesses beginning in 2017. Controlling owners or investors are still required to be a state resident. Supporters of the bill argued Colorado would fall behind and lose market share to other states with the SB 16-40.

Youth Felons

The last bill to pass late Wednesday night was legislation bringing Colorado in line with U.S. Supreme Court rulings that bans youth offenders from receiving mandatory life sentences without parole. The bill affects 48 Colorado inmates serving life without parole. They were convicted of first-degree murder and other crimes committed as youths between 1990 and 2006. Colorado ended the no-parole sentencing practice in 2006. The bill would help those inmates seek new sentences.

911 Task Force

A solution to the battle over regulation of Colorado's 911 system will be resolved by a task force which will study who should oversee 911 service. SB 16-183 passed requiring a study of the Colorado Public Utilities Commission's authority over emergency calls. Telecommunication companies, emergency responders and seniors groups will weigh in on how 911 service needs to change. The bill puts on hold a debate that pitted first responders, emergency dispatchers and consumer advocates against wireless carriers that argued their operations fall under federal jurisdiction. Gov. John Hickenlooper stepped in to urge the PUC to drop plans to expand its oversight.

Energy Companies

Colorado lawmakers approved a bill to pay \$115 million in tax refunds owed energy companies. The bill calls for refunds to oil and gas companies of severance taxes that were erroneously paid to the state. Colorado's Supreme Court ruled last month that the state improperly calculated deductions paid by energy companies. Bill opponents say, as a result of the companies being paid, local governments impacted by drilling won't get the severance tax revenues on which they rely.

In addition, efforts to grant local governments the ability to impose additional regulation and requirements on oil and gas operations failed to pass.

K-12 Education

While K-12 education did not dominate the session as it has in previous sessions, several key bills surrounding student data privacy bill as well as avoiding further increases to the state negative factor (K-12 shortfall) did find success. The state passed the most comprehensive student data privacy law, making Colorado the most stringent in the country. That being said, arguably the two most controversial bills (SB16-188, SB16-189) surrounding charter school reform fell short. However, some reform was achieved in conference committee surrounding school finance that gave charters some administrative relief as well as additional transparencies. While the financial parody charters were pursuing in the way of local school district mill levy fell short, this issue is sure to return in future session. Finally testing continued to be a topic for discussion, students will continue to test next school year just as they have this year, ensuring that issue too, will have much debate next year.

Disappointments:**Hospital Provider Fee as an Enterprise**

Debate over turning Colorado's hospital provider fee into an enterprise stopped abruptly on the 119th day of the session when the Senate Finance Committee voted on a party line vote to kill the bill. The long awaited compromise on removing the Hospital Provider Fee (HPF) from under the Referendum C cap in order to free up general fund money for transportation, schools and higher education did not happen. The HPF bills, HB 16-1420 and HB 16-1450 were killed by the Republicans in Senate Finance on a 3-2 party line vote. Despite the efforts of Alamosa Republican Senator Larry Crowder and Democratic Governor John Hickenlooper's placing "top priority" status on the legislation it was not enough. As one of the most heavily lobbied bills of the session for supporters "hope sprang eternal." Throughout the process negotiations were in the works for a compromise that would include additional funding for transportation, K-12 education and higher education dollars. Legislative leaders met all year and "a compromise might emerge," advocates said. When the HPE bill was assigned to the Senate Finance Committee instead of State Affairs, known as the "kill committee" optimism died. Finance Chair Senator Tim Neville (R- Jefferson County) said he'd rather focus on what he called the "real problem" in Colorado's fiscal structure: a ballooning state Medicaid program. Senator Chris Holbert, along with many republicans, said he'd rather let his constituents vote on whether to reclassify the provider fee as an enterprise.

Presidential Primary

Unhappy voters in Colorado! HB 16-1454 would have created a Presidential primary early in the Presidential election year. It left the current caucus and primary system in place for selection of local and state candidates. But like most issues it is complicated. The bill would have allowed unaffiliated voters to register with a party temporarily and then

revert back to being unaffiliated after the primary. It passed the House and died in the Senate. The issue will not go away and will likely return next session.

Transportation

Many thought something would finally happen this year after almost a decade of discussion. In the end the Trans bond bill, SB 16-210, authorizing \$3.5 billion in bonds to finance roads, died in House State Affairs on a party line vote. These three issues were a big part of the discussion during the session. But with the split majorities in the House and Senate, no compromise acceptable to leadership was reached. The industry now set its sights on the ballot in November in hopes of finally securing new funding for the state's aging infrastructure system.

Construction Defects Reform

Another highly anticipated "compromise" this year was the construction defects reform/affordable housing package. The group of stakeholders working for construction defects reform, the Homeownership Opportunity Alliance, spent months negotiating with the trial lawyers and the community associations. These negotiations were intended to lead to the introduction of a package of construction defects and affordable housing bills. The package of construction defects bills was to include an informed consent bill, a construction defects litigation study bill and an insurance-related bill. The affordable housing package included the extension of the low income housing tax credit, authorization to use a portion of the unclaimed property fund for affordable housing, and the creation of a tax exemption for money deposited in a first time homebuyer savings account. After weeks of discussions the negotiations fell apart. With respect to the informed consent bill, the trial lawyers and community associations proclaimed that builders/developers should not be able to have contact with homeowners between the time of notice and the time the votes are ultimately due. However, the trial lawyers would have contact and the ability to influence homeowners during this time. Members of the Homeownership Opportunity Alliance counter offered a compromise -- to let homeowners opt out of communications from the builder. The trial lawyers and community associations refused this compromise with less than a week left in the legislative session and once again there was no meaningful construction defects reform legislation in 2016.

Up Next

Axiom will now begin tracking the 2016 Colorado State election activity. Watch for an update!

Many of the issues described above impact NAIOP, whether directly or indirectly. The failed construction defects negotiations were a big disappointment for all stakeholders. Ultimately, a construction defects litigation “study” bill was the only one introduced, and it was summarily killed by the House. The “informed consent” bill which was the primary focus of negotiation never saw the light of day. Stakeholders remain dedicated to continuing their efforts on the local level and we will regroup during the interim to determine next steps on the state level. Meanwhile, SB 16-177 was a step in the right direction to clean up the “technical” issues with last year’s urban renewal/TIF bill, HB 15-1348. The only missing piece from SB 16-177 (described in detail below), is a clarification of the applicability of the provisions of HB 15-1348. Stakeholders on this issue will also meet during the interim to draft legislation to ensure that 1348 is in no way retroactive. It will be an interesting few months, during which the Axiom team will spend a lot of time meeting new candidates and keeping in touch with returning legislators, to educate them on issues important to NAIOP to ensure their understanding of legislation that may impact you in 2017.

Critical Legislation

HB16-1088-(Dore/Roberts) Fire Protection Dist Impact Fee on New Development

This bill authorizes a local government to impose an impact fee on new construction to fund fire and emergency services provided by that local government. Prior to issuing a development permit, the local government is required to: confer with any fire and emergency services provider that will provide services to the new development, and with the owner or developer to assess and determine if an impact fee or other similar development charge is required; and, at the sole discretion of the local government, enter into an intergovernmental agreement defining any such fees or development charges and the details of collection and remittance. Any local government that imposes an impact fee or development charge to fund fire and emergency services is required to pay the fees or charges collected to the fire or emergency service provider(s). As introduced, HB 1088 amended Title 32, the special district statute, to authorized fire protection districts to directly impose impact fees. This met with much opposition from developers, primarily because the special district statute does not contain any guardrails on imposing impact fees. The impact fee statute, in title 29, does contain such guardrails and limits the type of local government that can impose an impact fee to municipalities and counties, because these are the entities that issue development permits. This bill was amended sufficiently to allow us to drop our opposition.

Category: Development

Position: Oppose unless amended

Outcome: Sent to Governor

Effective Date: Upon Signature

HB16-1191-(Melton, Salazar) Bill of Rights For Persons Who Are Homeless

Back for the second year in a row, this bill attempted to create a set of rights for persons “experiencing homelessness” using public spaces. Public spaces were defined by the bill as any property partially or wholly owned by a state or local government, any other property with an easement for public use, and, when used in the context of an enclosed area, only applies to those enclosed areas open to the public. Under the bill, the rights of a person experiencing homelessness would have been enforceable against both public and private parties, and included the right to: use and move freely in public spaces; rest, which includes sleeping in public spaces and seeking shelter from the elements in a manner that does not obstruct the use of or access to private property; eat and share food; occupy a person's own legally parked car;

and maintain privacy over personal property. Unlike last year, the bill did not expressly create a new private right of action. However, just like last year, the bill died in its first committee of reference.

Category: General Business

Position: Oppose

Outcome: Postponed Indefinitely

HB16-1201-(Willett) Health Professionals Companion Animals

This bill would have required certain medical professionals, when approached in person by a patient seeking a companion or emotional support animal as a reasonable accommodation in housing, to either make a determination as to whether the patient has a disability as defined by the federal Americans with Disabilities Act of 1990 (ADA), or to make a finding that there is not enough information available to make a determination regarding disability. The medical professionals covered by the bill include: • physicians and physician assistants; • anesthesiologists; • nurses; • psychologists; • social workers and clinical social workers; • marriage and family therapists; and • licensed professional counselors and addiction counselors. This bill was opposed by the Disability Law Center, and died in the House Health & Human Services committee on a party line vote. All members of the committee agreed that there is a problem that should be addressed but they were concerned that this bill was not the best approach, so the Democrats asked the House Speaker for a late bill which was introduced a couple of weeks later, and is described below (HB 1426).

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1308-(Kagan/Newell) Fraudulent Misrepresentation of a Service Animal

This bill would have created an unclassified misdemeanor for misrepresentation of a service animal if: a person intentionally fraudulently misrepresents an animal in his or her possession as a service animal in order to obtain any of the rights afforded to individuals with service animals under Colorado law; or the person intentionally fraudulently misrepresents himself or herself as a trainer of a service animal. The penalty for each violation included a \$33 surcharge plus a fine of: \$350 to \$1,000 for a first offense; \$600 to \$1,000 for a second offense; \$1,000 to \$5,000 and up to 10 hours of community service for a third or subsequent offense. The bill allowed for a person who has a single conviction to petition the court to have his or her record sealed if he or she has not committed an offense in the prior three years. This bill passed through the House with bipartisan support, but died in the Senate Judiciary committee on a party line vote. The intent of this bill was ultimately blended with the intent of HB 1201 for the finally adopted version of HB 1426.

Category: General Business

Position: Support

Outcome: Postponed Indefinitely

HB16-1310-(Salazar/Carroll) Operators Liable for Oil and Gas Operations

With regard to litigation or arbitration, current law requires that the owner of surface property rights demonstrate that an oil and gas operator's use of the surface land in mineral development "materially interfered" with the surface owner's use of the land. This bill attempted to amend this standard to allow the owner of surface rights to demonstrate that the operator's oil and gas operations harmed the surface owner's use of the land, caused bodily injury to the surface owner or any person residing on the property, or damaged the surface property. The bill also held oil and gas operators strictly liable for their conduct if oil and gas operations, including hydraulic fracturing, cause an earthquake that damages surface property or injures an individual.

Category: General Business

Position: Oppose

Outcome: Postponed Indefinitely

HB16-1355-(Ryden, Foote/Jones, Ulibarri) Affirm Local Gov Siting Auth Oil & Gas Facilities

Under current law, local governments have the authority to designate geographic areas or specific activities as matters of state interest, and may control development by adopting regulations for these areas and activities that require permitting. However, a local government may not so designate an area of oil and gas development, unless the Colorado Oil and Gas Conservation Commission (COGCC) identifies such an area for designation. This bill would have repealed that prohibition. The bill also would have added the siting of oil and gas facilities to the enumerated powers a county has when zoning unincorporated land. The bill gave municipalities similar power to site oil and gas facilities. Current law bestows the COGCC with exclusive jurisdiction over regulating oil and gas development. This bill specified that the COGCC authority does not exempt oil and gas facilities from local government siting authority. The bill also required operators to ensure that the location of such facilities complies with local government site regulations.

Category: Development

Position: Oppose

Outcome: Lost on House 2nd Reading

HB16-1426-(Primavera, Willett) Intentional Misrepresentation Assistance Animal

This bill has two parts. First it requires certain medical professionals, when approached in person or via telemedicine by a patient seeking an assistance animal as a reasonable accommodation in housing, to make a written finding. This finding should indicate that the patient has a disability as defined by the federal Americans with Disabilities Act of 1990 (ADA) or that there is insufficient information available to make a determination regarding the patient's disability or disability-related need for the animal. If a disability is found, the medical professional must make a separate written finding regarding whether the need for an assistance animal is related to the disability. The medical professionals covered by the bill include: physicians and physician assistants; anesthesiologist assistants; nurses; psychologists; social workers and clinical social workers; marriage and family therapists; and licensed professional counselors and addiction counselors.

The second part of this bill creates a class 2 petty offense for the intentional misrepresentation of entitlement to an assistance animal if: the person intentionally misrepresents entitlement to an animal in his or her possession as an assistance animal for the purpose of obtaining any of the rights or privileges set forth in state or federal law for an individual with a disability as a reasonable accommodation in housing; the person was previously given a warning regarding the fact that it is illegal to intentionally misrepresent entitlement to a service animal; the person knows that the animal is not an assistance animal with regard to that person or that the person does not have a disability. A person who violates these provisions commits a class 2 petty offense and upon conviction shall be punished as follows: first offense, fine of \$25; second offense, fine of not less than \$50 and not more than \$250; and third or subsequent offense, fine of not less than \$100 but not more than \$500. A written finding that the need for an assistance animal is related to a disability is an affirmative defense. The bill allows for a person to petition the court to have his or her record sealed under certain circumstances. Also, the filing fee may be waived in cases of financial hardship. Finally, the bill authorizes the Civil Rights Division in the Department of Regulatory Agencies to educate the public and law enforcement officers about the definitions of assistance and service animals and the rights that accompany people with disabilities who use those animals.

Category: General Business

Position: Support

Outcome: Passed House & Senate

Effective Date: January 1, 2017

HB16-1465-(Duran, J. Becker/Ulibarri, Cooke) Modifications Low-income Housing Tax Credit This bill extends the number of years, from two to five years, in which the Colorado Housing and Finance Authority (CHFA) may allocate low-income housing income tax credits.

Category: Tax

Position: Support

Outcome: Passed House and Senate

Effective Date: Upon Signature

HB16-1466-(Tyler, K. Becker/Ulibarri) Promoting Affordable Housing

This bill would have transferred \$40 million from the Unclaimed Property Trust Fund by June 30, 2016 to be used for affordable housing projects. Of this amount, \$30 million was to go to the Housing Development Grant Fund to be used by the Division of Housing for new and existing programs to improve, preserve, or expand the supply of affordable housing, including rental assistance for households with low incomes. The remaining \$10 million was to be transferred to the Affordable Housing Assistance Fund, in the Colorado Housing and Finance Authority (CHFA), to support new or existing programs that provide financial assistance to households with an income of 80 percent or less of the area median income. This bill was part of the affordable housing package that fell victim to the failed construction defects negotiations. It passed through the House but ultimately was postponed indefinitely by the Senate Appropriations Committee.

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1467-(Duran, Salazar/Scheffel, Martinez-Humenik) First-time Home Buyer Savings Acct Tax Deduction

This bill allows for the creation of first-time home buyer savings accounts, and starting tax year 2017, allows an income tax deduction for account holders equal to the interest and other income earnings on account contributions. The savings account holder must designate a qualifying beneficiary of the account who must have never owned a single-family, owner-occupied residence (including a condo, manufactured home or mobile home), or must have been off of the title for such a residence for at least three years due to the dissolution of marriage. The beneficiary may be changed at any time and the account holder may designate himself or herself as the beneficiary.

Category: Tax

Position: Monitor

Outcome: Passed House and Senate

Effective Date: August 10, 2016

SB16-036-(Jahn/Neville, Kraft-Tharp, Sias) Surety Reqmnt for Appealing Tax Bills Claimed Due

This bill changes the circumstances under which a taxpayer is required to set aside money when he or she files a notice of appeal of a tax decision with a court. The bill repeals the requirement that a taxpayer set aside money for all appeals to a district court, except in cases of a frivolous tax claim submission as determined by the Department of Revenue (DOR). Rather than setting aside money before a tax case is heard by the district court, a taxpayer does not have to set aside money unless he or she appeals a district court decision to an appellate court or to the Colorado Supreme Court. In these cases, money must be set aside no later than 14 days after the district court ruling.

Category: Tax

Position: Support

Outcome: Passed House and Senate

Effective Date: August 10, 2016

SB16-082-(Carroll/Ryden) HOA Whistleblower Protection

The bill attempted to prohibit a homeowners' association (HOA), a unit owner, or a person acting on behalf of an HOA or unit owner from retaliating or discriminating against another unit owner who reports or files a complaint or cooperates with an investigation of a complaint about a violation of state law or HOA bylaws. The bill also allowed a unit owner to bring a civil action alleging a violation of the law.

Category: General Business

Position: Oppose

Outcome: Postponed Indefinitely

SB16-123-(Lundberg/Singer) Free Access to High Occupancy Vehicle Lanes

This bill prohibited the Colorado Department of Transportation (CDOT) from requiring a vehicle owner to purchase a switchable transponder or other device in order to drive on a high occupancy vehicle (HOV) or toll (HOT) lane on a state highway, unless this technology is provided to vehicle owners free of charge and so long as HOV users are not charged a toll. In addition, CDOT must fully reimburse all vehicle owners who have previously purchased a switchable transponder. Finally, the Transportation Commission must have provided written notice to the General Assembly during the legislative session a year before CDOT, the High Performance Transportation Enterprise (HPTE), or an HPTE private partner requires that any vehicle carry three or more individuals to travel toll-free in an HOV or HOT lane (HOV-3). Out of concern that passage of this bill would have a negative impact on future P3 projects, NAIOP joined the coalition in opposition to SB 16-123.

Category: Development

Position: Oppose

Outcome: Postponed Indefinitely

SB16-171-(Martinez-Humenik, Scheffel/Tyler, Becker) New Energy Improvement District Clarifications

PACE bill: The New Energy Improvement District (NEID) is a statewide district that operates a program to facilitate private financing of energy and water improvements to eligible real property. This bill modifies statutes pertaining to the NEID as follows: The bill requires treasurers of counties that have authorized the NEID program to retain a 1 percent collection fee for each NEID special assessment that it collects. The bill also requires such treasurers to distribute NEID special assessments to the NEID in the same manner, less the collection fee, as property taxes are distributed. Such counties may also revoke program authorization so long as the county meets all of its program financing obligations existing on the effective date of the deauthorization until all special assessments in the county have been paid in full to the NEID. The bill repeals the authority of the NEID to reduce the amount of any special assessment with the consent of the property owner, and clarifies that delinquent special assessment installments incur interest charges at the same rate as delinquent property taxes. Finally, the bill repeals the prohibition against a county assessor considering increases in a property's market value resulting from an energy or water improvement financed through the NEID program when valuing real property. The bill also repeals exiting authority for the NEID to initiate a civil action for foreclosure.

Position: Support

Outcome: Passed House and Senate

Effective date: August 10, 2016

SB16-177-(Martinez-Humenik, Heath/Hullinghorst, Lawrence) Modify 2015 Urban Renewal Legislation

This bill makes technical adjustments and clarifies provisions of HB 15-1348 concerning urban renewal, urban renewal plans, and provisions for sharing tax increment financing (TIF) among affected taxing entities. Generally, this bill: replaces existing language with some common terms for describing municipal urban renewal boards and the various taxing entities affected by TIF, in order to ensure that the agreements between the parties don't trigger a TABOR election; specifies the process for using mediation to address disputes between municipal urban renewal boards and other taxing entities; and clarifies that recent legislation is not intended to jeopardize the existing financial obligations of an urban renewal board that remain outstanding as of December 2015. One technical issue with HB 15-1348 remains outstanding and that is the applicability of the provisions of that bill. The counties believe it should apply to projects approved, but for which financing had not yet begun prior to January 1, 2016. This is a major point of disagreement between the counties and the municipalities, urban renewal authorities and developers. Look for legislation during the 2017 session to clarify the applicability of HB 15-1348.

Position: Support

Outcome: Passed House and Senate

Effective date: Upon Signature

SB16-194-(Scott/DelGrosso, Moreno) Regional Transportation Development Projects

This bill attempted to create a new method for local governments to fund transportation projects through a state sales tax increment. It authorized a city, county, or combination of neighboring cities and counties to apply to the Colorado Department of Transportation (CDOT) to build a regional transportation project. The director of CDOT would then forward the application to the Transportation Commission with a recommendation to approve, approve with changes, or deny the application. In addition to the project, the Transportation Commission would approve a map of the Regional Transportation Development Corridor. The corridor includes commercial property that is undeveloped or underdeveloped because of a lack of state or regional transportation infrastructure. If the project was approved, the local government would receive any state sales tax revenue collected from additional sales that occur in the corridor. The bill passed out of the Senate with bipartisan support but was postponed indefinitely by the House State Affairs committee during the last week of the session.

Category: Development

Position: Monitor

Outcome: Postponed Indefinitely

SB16-211-(Cadman, Scheffel/Hullinghorst, Duran) Limit Certain Contests Past Special District Elections

On April 21, 2016, the Colorado Court of Appeals issued a decision related to the Landmark project in Greenwood Village (*Landmark Towers Association v. UMB Bank*, hereinafter "*Marin*"). The decision calls into question the validity of previously held elections for the vast majority of the 1,475 metropolitan districts in Colorado. While the *Marin* case involves a pattern of bad behavior, those facts are unique to the case. The decision, however, applies to facts that are common to nearly all Colorado special districts. Although the case will be appealed in an attempt to overturn or narrow the Court's findings, that process could take years and its outcome is uncertain. Meanwhile, the uncertainty and risk created by the decision jeopardizes existing and planned elections and financings throughout the state. This bill was introduced in the final two weeks of the session in order to address the uncertainty created by this case. For special district elections conducted prior to April 21, 2016, and on May 3, 2016, this bill prohibits contesting the results of the

election on the grounds that any person voting at the election was not eligible to vote, except in limited circumstances, and the qualification of any person elected or appointed to a special district is validated and may not be contested.

Category: Development

Position: Support

Outcome: Passed House and Senate

Effective date: Upon Signature

SB16-213-(Scheffel, Ulibarri/Singer, DelGrosso) Construction Defect Litigation Study Group

This bill attempted to create a construction defect litigation study group within the Judicial Department to investigate matters concerning construction defect litigation in district courts. The study group was to consist of ten appointees including: an attorney representing construction professionals; an attorney representing plaintiffs in construction defect litigation; an attorney with experience representing companies that provide insurance to construction professionals; an attorney representing homeowners' associations or other multiple-owner entities in construction defect litigation; an attorney with experience representing owners of single-family homes in construction litigation; another attorney with experience providing insurance coverage to construction professionals, appointed by the Governor; a representative of a trade organization of construction professionals; and three district court judges with experience presiding over construction defect litigation. The study group was required to make a report to the judiciary committees of the General Assembly and chief justice of the Judicial Department, including any recommended civil rule changes, changes in filing fees, options and alternatives for discovery and preliminary procedural issues, and, if the study group determined it desirable, a pilot program within the Judicial Department. This bill passed through the Senate but was postponed indefinitely by the House State Affairs committee - another casualty of the failed construction defects negotiations.

Category: Development

Position: Support

Outcome: Postponed Indefinitely

Monitored Legislation

HB16-1005-(Danielson, Esgar/Merrifield) Residential Precipitation Collection

This bill allows the collection of precipitation from the roof of a home in up to two rain barrels with a combined storage capacity of 110 gallons or less if the following conditions are met:

- the building is a single-family residence or a multi-family residence with up to four units;
- the precipitation collected is used for outdoor purposes on the residential property
- where the precipitation is collected, including irrigation of lawns and gardens;
- the precipitation must not be used for drinking water or indoor household purposes; and
- the State Engineer in the Department of Natural Resources (DNR) may curtail rain barrel usage if the diversion of water is causing or will cause material injury to senior water rights.

Category: Water

Position: Monitor

Outcome: Sent to Governor

Effective Date: August 10, 2016

HB16-1011- (Vigil/Garcia, Grantham) Metro Dist Authority Promote Business Development

Under current law, the board of a metropolitan district has the power to provide activities in support of business recruitment, management, and development within the district if the valuation assessment of the commercial property

within the district is more than \$1.25 billion dollars. The bill removes the specified minimum valuation of commercial property for a metropolitan district's board to provide activities in support of business development within the district.

Category: Development

Position: Monitor

Outcome: Signed by Governor

Effective Date: April 15, 2016

HB16-1073-(DelGrosso, Duran/ Scheffel, Guzman) Electrical Industry Safety And Training Act

Under current law, an applicant seeking renewal of a license to be a journeyman electrician, a master electrician, or a residential wireman must demonstrate competency through an assessment performed by a private company in compliance with state electrical board (board) rules. The bill modifies the competency requirement by requiring an applicant seeking renewal or reinstatement of his or her license to complete 24 hours of continuing education during each cycle of his or her license in compliance with board rules. The continuing education requirements established by the board must include course work related to the National Electrical Code, including core competencies as determined by the board. The bill also requires that each inspection performed by an incorporated town or city, a county, a city and county, or a qualified state institution of higher education include a contemporaneous review to ensure compliance with electrician licensure and inspection requirements.

Each incorporated town or city, county, city and county, or qualified state institution of higher education conducting inspections is required to develop standard procedures to advise its inspectors how to conduct a contemporaneous review and to post its current procedures on its web site.

Category: General Business

Position: Monitor

Outcome: Signed by Governor

Effective Date: April 15, 2016

HB16-1090-(McCann/Jahn) Excess Foreclosure Proceeds Limit Finder's Fees

This bill limits the premium (commonly referred to as a "finder's fee") that a person may charge for offering assistance in recovering the balance of the purchase price of a foreclosed property after all liens and claims against the property have been satisfied. It reduces the period during which the public trustee must hold these funds before transferring the funds to the Unclaimed Property Division of the State Treasurer's office from five years to two years. Any contract for finder's fee payments during the first six months of the public trustee's custody of the funds and during the first two years of the State Treasurer's custody of the funds is voided, and the finder's fee is capped at 20 percent of the amount recovered once these periods expire. For amounts that have been in the custody of the State Treasurer for three years or more, the finder's fee is capped at 30 percent. The bill also imposes additional contract requirements for finders, such as disclosing that the owner of the funds may obtain the funds free of charge without a finder's assistance.

Category: General Business

Position: Monitor

Outcome: Signed by Governor

Effective Date: August 10, 2016

HB16-1096-(Williams/Tate) Foreclosure Overbid Amount Return To Homeowner

Under current law, when a home or other real property is sold in foreclosure for more than the amount owed to the foreclosing party (e.g., a bank holding the mortgage), the owner of the home being foreclosed may be entitled to the amount of the sale in excess of the amount he or she owed to the foreclosing party. This excess is known as an

"overbid." This bill defined certain junior lienors as ineligible to receive any portion of the overbid. These included junior lienors that miss filing deadlines or that settle their lien claims for a discount. The bill added the last redeeming lienor to the list of persons who are ineligible to receive overbid funds. Therefore, to the extent any overbid amount remains following discharge of the debt, the bulk was remitted back to the original owner.

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1108-(Conti) Residential Real Estate Disclose Large Plant Grow

This bill required a seller of residential property to disclose if seven or more plants capable of attaining a height of three feet or a diameter of two feet were grown on the property using pesticides or fertilizers. The seller could be exempt from the disclosure requirement if the property was inspected and certified safe by a qualified inspector. The State Board of Health (board), in consultation with the Commissioner of Agriculture, or his or her designee, was required to adopt rules related to residential structures where indoor horticultural operations have or may have been conducted concerning:

- procedures for testing contamination, evaluating contamination, and establishing
- acceptable cleanup standards; and
- procedures for a training and certification program for inspectors, contractors and consultants involved in the assessment, decontamination, and sampling of indoor horticulture operations.

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16- 1132-(Melton, Van Winkle/Grantham, Jahn) Residential Storage Condo Unit As Real Property

This bill provided that one residential storage condominium unit per residence may qualify as a residential improvement for the purposes of property taxation. A residential storage condominium unit was qualified for treatment as a residential improvement under the bill if:

- the unit is part of a common interest community;
- the unit is more than 400 square feet in size, or any size if the unit is part of the same common interest community as the owner's residence;
- items from or related to the owner's residence are stored in the unit, and items related to a business are not stored in the unit; and
- by March 1 of each tax year in which status as a residential improvement is sought, the owner submits proof of ownership and an affidavit of intended use to the county assessor, stating that the property meets the definition of a residential storage condominium unit.

The owner must have complied with all requirements and seek classification as a residential storage condominium unit for each property tax year that property tax treatment under the bill is sought. The assessor may inspect a property to confirm its qualifications as a residential storage condominium unit. An owner is required to notify the assessor any time his or her property no longer meets the definition of a residential storage condominium unit or if the property is transferred to a new owner.

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1133-(Windholz) HOA Managers Profli Responsibility & Disclosure

Under current law, the Division of Real Estate within the Department of Regulatory Agencies (DORA) licenses community association managers (managers), who contract with homeowners' association (HOA) to provide certain functions. The bill removes an existing exemption from licensing requirements for managers of timeshare communities and defines "small HOA community association managers" as one who serves one or more communities with a combined 30 units or less. DORA must adopt less stringent educational and examination requirements, and reduced fees, for these managers of small HOAs.

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1141-(Coram, Becker/Jahn, Roberts) Radon Exposure in Buildings

This bill requires the Colorado Department of Public Health and Environment (CDPHE) to establish a radon education and awareness program to provide information and education statewide to citizens, businesses, and others in need of information. The CDPHE will work with radon contractors and citizens to resolve questions and concerns about radon mitigation systems. The CDPHE will collaborate with local governments to provide information on best practices for radon mitigation strategies.

By January 1, 2017, the CDPHE is required to establish a radon mitigation assistance program to provide financial assistance to low-income individuals for radon mitigation services. The State Board of Health will set the program requirements, including eligibility requirements. The bill extends the Uranium Mill Tailings Remedial Action Program Fund until 2027, but eliminates the Uranium Mill Tailings Remedial Action Oversight Committee.

Category: General Business

Position: Monitor

Outcome: Signed by Governor

Effective Date: August 10, 2016

HB16-1145-(Lebsock/Tate) Documentary Fee for Residential Real Property

The bill clarifies that the filing fee for a residential real property conveyance is calculated based on the total sales price, as listed on the conveyance document. If there is no amount listed, or the amount is less than \$500 and there is related documentation, then the total sales price on the declaration form is used to determine the filing fee. The bill also stipulates that, for the purposes of determining a filing fee, a property is assumed to be residential property unless otherwise indicated as either commercial or industrial property. Filing fees for commercial or industrial conveyance documents are determined by the total sales price adjusted to account for other personal property included in the real estate transaction (personal property considerations).

Category: General Business

Position: Monitor

Outcome: Signed by Governor

Effective Date: The bill applies to any fee imposed on documents recorded on or after July 1, 2016.

HB16-1149-(Melton) Remove Budget Reporting Exemption HOAs Predate Act

Under current law, common interest communities (referred to in the residential context as homeowner's associations, or HOAs) established prior to the 1992 enactment of the Colorado Common Interest Ownership Act (CCOIA) are exempt

from certain budget reporting provisions. The bill removes this exemption and requires executive boards of HOAs that predate CCOIA to:

- provide a summary of a proposed budget to each unit owner, either by mail or by posting the proposed budget on their website;
- hold a meeting for unit owners to consider the proposed budget; and
- continue using the most recent approved budget if there is a veto of the proposed budget by a majority of unit owners.
- The bill also creates a new exemption from the budget reporting provisions for voluntary HOAs that do not impose mandatory fees.

Category: General Business

Position: Monitor

Outcome: Signed by Governor

Effective Date: July 1, 2018

HB16-1174-(Becker) Conservation Easement Tax Credit Landowner Relief

The bill, as amended by the House Finance Committee, changed the procedure for taxpayers appealing a Department of Revenue (DOR) final determination regarding a conservation easement matter to a district court. Specifically, the bill waived the requirement that taxpayers post a surety bond or other deposit, and halted the accrual of monetary interest and penalties while the matter is on appeal.

Category: Tax

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1217-(Ryden/Carroll) Implement HOA Info Office Study Recommendations

The bill implemented several recommendations from the "2013 Study of Comparable HOA Information and Resource Centers" conducted pursuant House Bill 13-1134, which examined the functions, duties, structure, costs, funding, and successes of other states' homeowners' association (HOA) offices. Specifically, the bill:

- removed the \$50 statutory cap on annual fees and allows the Division of Real Estate in the Department of Regulatory Agencies (DORA) to modify by rule the annual fee paid by HOAs to fund the HOA Information and Resources Center (HOA center) to one of three fee structures: single per-unit fee, tiered per-unit fee, or single per-association fee; and
- required the HOA center to develop, maintain, and publish referral lists of independent contractors who can monitor HOA elections and provide mediation and arbitration services on HOA matters. The bill specifies the information each listed contractor must annually report to the HOA center.

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1272-(Kraft-Tharp/Tate) Disconnection of Land from a Municipality

Under current law, if the owner of a tract of land within or adjacent to a municipality desires to have the tract disconnected from the municipality, the owner files an application for disconnection with the governing board of the municipality. If the governing board determines that disconnecting the land does not negatively impact the municipality, the board can disconnect the land via ordinance. This bill requires a property owner who applies to a municipality for disconnection, to also provide notice and a copy of the disconnection application to the county in which the tract of land

subject to disconnection is located as well as any special districts that serve the property. The county or special district then may request a meeting with the municipality and the property owner to discuss and address any negative impacts on the county that would result from the disconnection. As introduced, the bill required that a municipality meet with the county to discuss impacts and make certain findings (including findings concerning such impacts) prior to granting a disconnection. This would have given the county the opportunity to file an action in district court to contest the municipal action if warranted. After considerable discussion with the Colorado Municipal League and the Special Districts' Association, the bill was amended as set forth above.

Category: Development

Position: Monitor

Outcome: Signed by Governor

Effective Date: August 10, 2016

HB16-1283-(K. Becker) Water Loss Audit Report Performance Standards

The bill required a public entity that supplied at least 2,000 acre-feet of water per year to its customers (covered entity), to submit a validated water loss audit report to the Colorado Water Conservation Board (CWCB) in the Department of Natural Resources (DNR), on or before June 30, 2018, and on or before June 30 of each year thereafter. The CWCB must adopt guidelines for the water loss audit reports no later than January 1, 2018. No earlier than January 1, 2020, and no later than July 1, 2021, the CWCB must establish a score that a covered entity's water loss audit report should attain.

Category: Water

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1303-(Landgraf/Grantham) Regional Transp Auth Annexed Vacant Land Sales Tax

This bill prevented a Regional Transportation Authority (RTA) from levying sales taxes on a business located on previously vacant property that was annexed by a non-member jurisdiction of the RTA. The bill was introduced in reaction to a specific situation in El Paso County in which a property owner owned undeveloped land in the county which was part of an RTA. The property was annexed into the City of Fountain, which was not part of the RTA, then the property was developed with significant sales tax producing commercial development and the RTA continued to collect its sales tax even though the property was technically no longer located within RTA boundaries. There is a lawsuit pending.

Category: Tax

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1306-(Williams/Holbert) Mortgage Loan Originators SAFE Act

The bill amends, relocates, and repeals provisions of Colorado's mortgage loan originator licensing statutes that conflict with or have been rendered unnecessary by recent changes to federal law, or no longer reflect current national industry standards.

Category: General Business

Position: Signed by Governor

Effective Date: August 10, 2016

HB16-1313-(Coram, Arndt/Donovan) Auth Local Gov Master Plan Include Water Plan Goal

This bill would have authorized local governments to include goals specified in the state water plan in their master plans and to include policies to implement water conservation and other state water plan goals as a condition of development approval.

Category: Water/Development

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1334-(Winter/Hodge) Inclusionary Zoning County Unincorporated Areas

This bill authorized the Board of County Commissioners of any county to enact ordinances, resolutions, or other forms of binding law to create inclusionary zoning programs in unincorporated areas of the county.

Category: Development

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1339-(Buck, Ginal/Baumgardner) Agricultural Property Foreclosures

Under current law, the number of calendar days that must elapse between the date of the foreclosure notice and the foreclosure sale is between 110 and 125 days for residential property, and between 215 and 230 days for agricultural property. Current law requires that agricultural property be entirely agricultural in foreclosure proceedings. This bill allows property that is any part agricultural to be considered agricultural and entitled to the longer time frame. In addition, the bill requires that a determination of whether a property is agricultural made by the assessor of the county where the property is located, be made independent of the county tax assessor's classification of a residential improvement as not being integral to the agricultural operation.

Category: General Business

Position: Monitor

Outcome: Sent to Governor

Effective Date: August 10, 2016

HB16-1356-(Nordberg, Kraft-Tharp/Jahn, Holbert) Debts Secured By Liens on Real Property

This bill modifies the treatment of a line of credit lien secured with real property (i.e. a home equity line of credit) that has been satisfied. Under the bill, the lien continues and no release is required until the line of credit expires and the debt is satisfied, unless the debtor:

- relinquishes all right to make further use of the line of credit by either requesting, in writing, that the line of credit be cancelled; or
- provides notice that the property is being conveyed upon payment of the debt.

Category: General Business

Position: Monitor

Outcome: Sent to Governor

Effective Date: August 10, 2016

HB16-1382-(Becker) Divert Water Piscatorial Aesthetic Beneficial Use

This bill clarified the definition of beneficial water use to include diversion or release from storage of water for any purpose for which an appropriation was lawfully made, including piscatorial (fishing) and aesthetic uses. Decrees entered before, after, or on the effective date of this bill for beneficial uses must be given full effect and enforced according to the terms of such decrees.

Category: Water

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1388-(McCann) Employer Hiring Criminal History Employee

This bill prohibited an employer, excluding the state and its political subdivisions, from advertising or including language in an employment application that indicated that a person with a criminal history may not apply for a position. An employer may not make an inquiry about a candidate's arrest history or criminal convictions until it selected a candidate for an interview or extends an offer of employment to that person. Limited exceptions are provided for circumstances when

- the law forbids a person from being employed due to a criminal conviction or requires an employer to consider a candidate's criminal history;
- the employer is participating in a program to encourage employment of people with criminal histories; or
- the job requires a fidelity bond and the criminal history would disqualify a candidate from obtaining this bond.

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1392-(Vigil, Arndt/Crowder) Water Banks Administration

The bill provides water banking throughout the state by authorizing the Colorado water conservation board (board) to adopt rules establishing a water bank and authorizing the board, after the board has operated the water bank for at least 2 years, to delegate operation of a portion of the water bank to a water conservation district or a water conservancy district that chooses to operate a portion of the water bank and has demonstrated to the board's satisfaction that it can effectively operate a portion of the water bank.

Category: Water

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1400-(Ryden) Protection Against Retaliation By Homeowner Assn

The bill prohibited a homeowners' association (HOA), its board of directors, manager, unit owner, or a person acting on behalf of an HOA or unit owner from retaliating against another unit owner who reported or filed a complaint, or cooperated with an investigation of a complaint about a violation of state law or HOA bylaws. The bill allowed a unit owner to bring a civil action alleging a violation of the law once the parties have followed the HOA's dispute resolution policy. If the HOA policy did not require parties to meet in good faith to try resolve the dispute, then parties must meet before following the policy.

Category: General Business

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1430-(Lebsock) Oil & Gas Operators Share Dev Plans with Local Gov

This bill required that an oil and gas operator register with both the Colorado Oil and Gas Conservation Commission (COGCC), and with the local governments in whose jurisdiction the operator had either an approved state drilling permit, or an application for a new well. The operator should have registered with the local government either by complying

with a locally established registration process, or by delivering a current copy of the operator's COGCC registration and designation-of-agent forms.

The bill also allowed a local government to request:

- a good-faith estimate of the number of wells the operator intends to drill in the next five years within the local government's jurisdiction; and
- a map showing the location of existing well sites and production facilities, approved well sites or sites for which an application is pending, and sites the operator has identified for development on its current drilling schedule, but for which it has not yet submitted an application for COGCC approval.

Category: Development

Position: Monitor

Outcome: Postponed Indefinitely

HB16-1457-(Wilson, Garnett/Neville, Garcia) Sales & Use Tax Exemption Residential Energy

The bill clarifies that the state sales and use tax exemption for residential uses of electricity, coal, wood, gas, fuel oil, and coke (energy sources) applies when energy sources are resold or sold to persons who are not occupants of the residence. Energy sources are exempt from taxation when sold for the purpose of powering residential fixtures and appliances. Under current law, the exemption applies only to energy sources sold to occupants of residences, and only when the energy sources will not be resold. The bill applies the exemption to all sales of energy sources for residential use, exempting from taxation energy sources that are purchased for a multifamily residential property and resold to individual resident households. Additionally, the bill clarifies that residential use is presumed when an energy source is sold at a residential utility rate. This bill came about late in the session when rumors began circulating that the Department of Revenue was considering a rule change to treat multi-family buildings as commercial properties subject to sales and use tax. This bill clarifies that such buildings and units remain exempt.

Category: Tax/Energy

Position: Monitor

Outcome: Passed House and Senate

Effective date: Upon Signature

SB16-014- (Holbert/Williams) Mortgage Loan Originators Conform to TILA & RESPA

The bill aligns state mortgage originator disclosure requirements with federal requirements by repealing select provisions of statute and replacing those with cross references to applicable federal statutes and rules, such as the federal Truth in Lending Act and the Real Estate Settlement Procedures Act of 1974. The bill also permits future rulemaking by the state Board of Mortgage Loan Originators related to compliance to other applicable statutes and regulations.

Category: General Business

Position: Monitor

Outcome: Signed by Governor

Effective Date: Upon Signature

SB16-044- (Sonnenberg) Contested Conservation Easement Tax Credit Claims

The bill stated that the only allowable reason for the Department of Revenue (department) to contest a conservation easement tax credit claim was if the appraised value was supported solely by an appraiser convicted of a crime in connection with the preparation of an appraisal. The change applied both to conservation easements donated prior to

January 1, 2014, and to conservation easements donated on or after the bill is signed into law. Additionally, the bill directed the department to refund the amount of tax, interest, or penalty paid by a taxpayer in connection with a claim previously contested for any reason other than that stated in the bill.

Category: Tax

Position: Monitor

Outcome: Postponed Indefinitely

SB16-059-(Ulibarri) Authority of Local Govs Promote Afford Housing

Current law prohibits local governments from enacting ordinances or resolutions that would control rent on private residential property. This bill would have excluded local government affordable housing programs that require land developers to mitigate the effects of new development from the prohibition on rent control, provided the program meets the following requirements: the program is adopted by ordinance or resolution; the program must be adopted to address the shortage of affordable housing resulting from the adverse effects of high levels of economic development within the city or county; the program must apply only to the construction of residential housing commenced on or after July 1, 2016; any rental rate restriction cannot be related to the characteristics or zoning classification of a particular residential housing unit; rather a rental rate restriction must be based upon the number of employees generated by a particular development; and if the program requires a land developer to generate a certain number of affordable housing units, the program must offer the developer alternate ways of mitigating the impact.

Category: Development

Position: Monitor

Outcome: Postponed Indefinitely

SB16-115- (Martinez Humenik/Conti, Moreno) Electronic Recording Technology Board

The bill creates the electronic recording technology board (board) in the department of state. The board, which is authorized to issue revenue bonds, is established as an enterprise. So long as it constitutes an enterprise, the board is not subject to any provisions of section 20 of Article X of the state constitution. The board sunsets in 6 years, but prior to that sunset, it is subject to a sunset review.

Category: General Business

Position: Monitor

Outcome: Passed House and Senate

Effective Date: Upon Signature

SB16-128-(Hodge/Arndt) Amend Augmentation & Substitute Water Supply Plans

This bill allowed water judges or other affected parties to reopen specific portions of augmentation plans or substitute water supply plans (SWSP) for amendments based on new technical information or operational experience, without reopening the entire plan. For a SWSP, replacement of depletions may be made during the limited duration period not to exceed five years.

Category: Water

Position: Monitor

Outcome: Postponed Indefinitely

SB16-130-(Scott) Methods to Collect Consumer Use Tax

The 2015 Colorado individual income tax form includes lines requiring taxpayers to compute and remit use tax due on purchases made during the 2015 tax year. The bill prohibited the Department of Revenue (DOR) from auditing a

taxpayer for any amount reported on one of the use tax lines, and prohibits the inclusion of these lines on individual income tax forms for future tax years.

Category: Tax

Position: Monitor

Outcome: Postponed Indefinitely

SB16-SCR-002-(Baumgardner/Vigil) Prop Tax Exemption Real Prop Possessory Interests

This concurrent resolution submits a measure to the voters at the 2016 general election. The resolution proposes amending the constitution to create an exemption from property taxation for possessory interests in real property. The resolution exempts a possessory interest from property taxation if the actual value of the interest is less than or equal to \$6,000 for tax year 2018. Beginning with tax year 2019, the amount of the exemption is increased biennially by the amount of inflation. Possessory interests with an actual value greater than the specified exemption threshold are taxed at the full assessed value.

Category: Tax

Position: Monitor

Outcome: Passed House and Senate

SB16-SCR-004-(Ulibarri)Real Estate Transfer Tax for Affordable Housing

This bill submitted a ballot question to voters to approve a new transfer tax on the sale of real property with the new revenue dedicated to increase affordable housing. If approved by voters, the state constitution is amended to allow a new transfer tax on real property and create a new transfer tax with a rate of 0.1 percent. The new tax was collected by the County Clerk and Recorder when the deed is recorded. The tax revenue was deposited in the new State Affordable Housing Trust Fund administered by the Colorado Housing Finance Agency.

Category: Development

Position: Monitor

Outcome: Postponed Indefinitely