

SENATE FLOOR AMENDMENT

Second Reading

BY SENATOR Coleman

- 1 Amend reengrossed bill, page 3, line 3, after "(1)(f)" insert "and (1)(g)".
- 2 Page 5, strike line 4, strike "LESS." and substitute "LESS; EXCEPT THAT THE
3 COURT MAY AWARD ATTORNEY FEES IN EXCESS OF THE LIMITATIONS,
4 BASED ON THE COURT'S DISCRETION, IF THE COURT FINDS THAT THE UNIT
5 OWNER WAS FINANCIALLY, PHYSICALLY, AND REASONABLY ABLE TO
6 COMPLY WITH THE DECLARATION, BYLAWS, ARTICLES, OR RULES AND
7 REGULATIONS BUT WILLFULLY FAILED TO COMPLY.".
- 8 Page 5, after line 20 insert:
- 9 "(g) THE LIMITATIONS ON ATTORNEY FEES IN SUBSECTIONS
10 (1)(a)(III), (1)(b)(II), AND (1)(c)(II) OF THIS SECTION ARE ADJUSTED FOR
11 INFLATION ON AUGUST 1, 2025, AND EACH YEAR THEREAFTER. INFLATION
12 IS MEASURED BY THE ANNUAL PERCENTAGE CHANGE IN THE UNITED
13 STATES DEPARTMENT OF LABOR'S BUREAU OF LABOR STATISTICS
14 CONSUMER PRICE INDEX, OR A SUCCESSOR INDEX, FOR
15 DENVER-AURORA-LAKEWOOD FOR ALL ITEMS PAID BY URBAN
16 CONSUMERS.".

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