

Second Regular Session  
Seventy-first General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 18-0530.01 Esther van Mourik x4215

HOUSE BILL 18-1214

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HOUSE SPONSORSHIP

Valdez and Catlin,

SENATE SPONSORSHIP

Sonnenberg,

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House Committees

Business Affairs and Labor  
Finance

Senate Committees

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A BILL FOR AN ACT

101 CONCERNING LEASE RATES FOR TELECOMMUNICATIONS TOWER  
102 GROUND LEASES ON STATE LAND MANAGED BY THE STATE  
103 BOARD OF LAND COMMISSIONERS IN RURAL AREAS.

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Bill Summary

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

For ground leases for the construction and operation of telecommunications towers on state land managed by the state board of land commissioners (board) in rural areas of the state, the bill requires the board to set a lease rate based on a local market-based appraisal of telecommunications lease rates in the rural area.

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
Capital letters or bold & italic numbers indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2           **SECTION 1.** In Colorado Revised Statutes, **add** 36-1-147.8 as  
3 follows:

4           **36-1-147.8. Ground leases for construction and operation of**  
5 **telecommunications towers on state land in rural areas - definition.**

6 (1) NOTWITHSTANDING SECTION 36-1-113 OR 36-1-118, WHEN THE STATE  
7 BOARD OF LAND COMMISSIONERS IS CONSIDERING A GROUND LEASE FOR  
8 THE CONSTRUCTION AND OPERATION OF A TELECOMMUNICATIONS TOWER  
9 ON THE LAND OF THE STATE IN RURAL AREAS, THE LEASE RATE MUST BE  
10 BASED ON A LOCAL MARKET-BASED APPRAISAL OF TELECOMMUNICATIONS  
11 LEASE RATES IN THE RURAL AREA.

12           (2) FOR PURPOSES OF THIS SECTION, "RURAL AREA" MEANS:

13           (a) A COUNTY WITH A POPULATION OF FEWER THAN THIRTY  
14 THOUSAND PEOPLE; OR

15           (b) A MUNICIPALITY WITH A POPULATION OF FEWER THAN TWENTY  
16 THOUSAND PEOPLE IF THE MUNICIPALITY IS NOT CONTIGUOUS TO A  
17 MUNICIPALITY WITH A POPULATION OF TWENTY THOUSAND PEOPLE OR  
18 MORE.

19           **SECTION 2. Applicability.** This act applies to leases entered  
20 into on or after the effective date of this act.

21           **SECTION 3. Safety clause.** The general assembly hereby finds,  
22 determines, and declares that this act is necessary for the immediate  
23 preservation of the public peace, health, and safety.