

Second Regular Session  
Seventy-first General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 18-1150.01 Jennifer Berman x3286

HOUSE BILL 18-1342

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HOUSE SPONSORSHIP

Melton,

SENATE SPONSORSHIP

(None),

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House Committees  
Business Affairs and Labor

Senate Committees

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A BILL FOR AN ACT

101 CONCERNING A REQUIREMENT THAT A COMMON INTEREST  
102 COMMUNITY CREATED IN COLORADO BEFORE JULY 1, 1992,  
103 COMPLY WITH A PROVISION OF THE "COLORADO COMMON  
104 INTEREST OWNERSHIP ACT" THAT ALLOWS A MAJORITY OF THE  
105 UNIT OWNERS IN A COMMON INTEREST COMMUNITY TO VETO A  
106 BUDGET PROPOSED BY THE EXECUTIVE BOARD OF THE COMMON  
107 INTEREST COMMUNITY.

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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>.)*

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.

Common interest communities created before the July 1, 1992, enactment of the "Colorado Common Interest Ownership Act" (Act) are exempt from many of the Act's provisions, including a provision allowing a majority of the unit owners in a common interest community to veto a budget proposed by the common interest community's executive board. The bill requires a common interest community that predates the Act to allow its unit owners to veto, by majority vote, a budget proposed by the common interest community's executive board.

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

2 **SECTION 1.** In Colorado Revised Statutes, 38-33.3-117, **amend**  
3 (1.8) as follows:

4 **38-33.3-117. Applicability to preexisting common interest**  
5 **communities.** (1.8) Except as provided in section 38-33.3-119, section  
6 38-33.3-303 ~~(4)(a)(I)~~ (4)(a) applies to all common interest communities  
7 created within this state before July 1, 1992, with respect to events and  
8 circumstances occurring on or after July 1, 2017.

9 **SECTION 2. Effective date - applicability.** This act takes effect  
10 July 1, 2018, and applies to proposed budgets adopted by a common  
11 interest community's executive board on or after said date.

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