

**First Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO**

INTRODUCED

LLS NO. 25-0368.01 Anna Petrini x5497

SENATE BILL 25-035

SENATE SPONSORSHIP

Frizell and Michaelson Jenet, Amabile

HOUSE SPONSORSHIP

Clifford and Weinberg,

Senate Committees

Business, Labor, & Technology

House Committees

A BILL FOR AN ACT

101 **CONCERNING ESTABLISHING A LIMITATION OF ACTIONS AGAINST AN**
102 **INDIVIDUAL PERFORMING A REAL ESTATE APPRAISAL PRACTICE.**

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>.)

Under current law, the statute of limitations to bring certain claims against a real estate appraiser does not start until the party filing the claim has discovered, or should have discovered, an alleged defect in the appraisal.

The bill requires a claimant to bring an action against a real estate appraiser or individual performing a real estate appraisal practice within

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

5 years after the date the appraisal report is completed and transmitted to a client. The 5-year statute of limitations does not apply to an action for fraud, for misrepresentation, or for a discriminatory housing practice brought against a real estate appraiser or individual performing a real estate appraisal practice.

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** 13-80-105.5 as
3 follows:

4 **13-80-105.5. Limitation of actions against a real estate**
5 **appraiser - definitions.** (1) NOTWITHSTANDING ANY STATUTORY
6 PROVISION TO THE CONTRARY, AN ACTION AGAINST A REAL ESTATE
7 APPRAISER OR INDIVIDUAL PERFORMING A REAL ESTATE APPRAISAL
8 PRACTICE MUST BE BROUGHT WITHIN FIVE YEARS AFTER THE DATE OF
9 REPORT.

10 (2) NOTWITHSTANDING ANY STATUTORY PROVISION TO THE
11 CONTRARY, AN ACTION FOR FRAUD OR KNOWING AND INTENTIONAL
12 MISREPRESENTATION BROUGHT AGAINST A REAL ESTATE APPRAISER OR AN
13 INDIVIDUAL PERFORMING A REAL ESTATE APPRAISAL PRACTICE MUST BE
14 BROUGHT WITHIN THE TIME PROVIDED IN SECTION 13-80-101.

15 (3) NOTWITHSTANDING ANY STATUTORY PROVISION TO THE
16 CONTRARY, AN ACTION FOR A DISCRIMINATORY HOUSING PRACTICE
17 BROUGHT AGAINST A REAL ESTATE APPRAISER OR AN INDIVIDUAL
18 PERFORMING A REAL ESTATE APPRAISAL PRACTICE MUST BE BROUGHT
19 WITHIN THE TIME PROVIDED IN PART 5 OF ARTICLE 34 OF TITLE 24 OR IN
20 APPLICABLE FEDERAL LAW.

21 (4) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE
22 REQUIRES:

23 (a) "DATE OF REPORT" MEANS THE DATE WHEN AN APPRAISAL

1 REPORT IS COMPLETED AND TRANSMITTED TO THE CLIENT.

2 (b) "REAL ESTATE APPRAISAL PRACTICE" MEANS REAL ESTATE
3 VALUATION SERVICES PERFORMED BY AN INDIVIDUAL ACTING AS AN
4 APPRAISER, INCLUDING, BUT NOT LIMITED TO, APPRAISAL AND APPRAISAL
5 REVIEW.

6 **SECTION 2. Act subject to petition - effective date.** This act
7 takes effect at 12:01 a.m. on the day following the expiration of the
8 ninety-day period after final adjournment of the general assembly; except
9 that, if a referendum petition is filed pursuant to section 1 (3) of article V
10 of the state constitution against this act or an item, section, or part of this
11 act within such period, then the act, item, section, or part will not take
12 effect unless approved by the people at the general election to be held in
13 November 2026 and, in such case, will take effect on the date of the
14 official declaration of the vote thereon by the governor.