

## SENATE FLOOR AMENDMENT

Second Reading

BY SENATOR Jaquez Lewis

1 Amend the Zenzinger floor amendment (SB106\_L.099), page 4, after line  
2 5 insert:

3 "SECTION 5. In Colorado Revised Statutes, **add** 13-20-809 as  
4 follows:

5 **13-20-809. Home and property owner's rights.** (1) A  
6 CLAIMANT HAS A RIGHT TO:

7 (a) DETERMINE WHO MAY ENTER THE PROPERTY TO REPAIR IT AND  
8 WHEN A CONSTRUCTION PROFESSIONAL MAY ENTER THE PROPERTY;

9 (b) REFUSE TO ACCEPT INSUFFICIENT OR SUBSTANDARD REPAIRS;

10 (c) RECEIVE ACCURATE, TIMELY, AND HONEST INFORMATION FROM  
11 A CONSTRUCTION PROFESSIONAL;

12 (d) HAVE ALL REPAIRS PERFORMED SAFELY AND IN ACCORDANCE  
13 WITH GENERALLY ACCEPTED CONSTRUCTION STANDARDS;

14 (e) EXPECT THAT A CONSTRUCTION PROFESSIONAL CARRIES  
15 ADEQUATE LIABILITY INSURANCE;

16 (f) HAVE BOTH OBVIOUS AND LATENT DEFECTS REPAIRED;

17 (g) RECEIVE AN INDEPENDENT WARRANTY OF PROPER  
18 INSTALLATION OF MATERIALS;

19 (h) HAVE WORK PERFORMED IN COMPLIANCE WITH A  
20 MANUFACTURER'S INSTALLATION INSTRUCTIONS;

21 (i) HAVE WORK PERFORMED IN COMPLIANCE WITH RELEVANT  
22 BUILDING CODES;

23 (j) BE INFORMED ABOUT THE WORK PERFORMED AND THE  
24 AMOUNTS CHARGED BEFORE BEING REQUIRED TO PAY; AND

25 (k) BE MADE WHOLE IF THE PROPERTY OWNER SUFFERS LOSSES,  
26 INJURIES, OR DAMAGES THAT ARE THE RESULT OF DEFECTIVE WORK."

27 Renumber succeeding section accordingly.

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