

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government & Housing.

SB24-021 be amended as follows:

1 Amend printed bill, page 4, before line 15 insert:

2 "SECTION 2. In Colorado Revised Statutes, 12-10-801, add
3 (3)(a.5) as follows:

4 **12-10-801. HOA information and resource center - creation -**
5 **duties - rules - subject to review - repeal.** (3) (a.5) (I) THE HOA
6 INFORMATION OFFICER SHALL IDENTIFY, TO THE EXTENT PRACTICABLE,
7 COOPERATIVES AND PLANNED COMMUNITIES THAT:

8 (A) PRIOR TO THE EFFECTIVE DATE OF THIS SUBSECTION (3)(a.5),
9 WERE SUBJECT TO THE ENTIRETY OF ARTICLE 33.3 OF TITLE 38; AND

10 (B) ON AND AFTER THE EFFECTIVE DATE OF THIS SUBSECTION
11 (3)(a.5), ARE SUBJECT ONLY TO SECTIONS 38-33.3-105 TO 38-33.3-107, AS
12 DESCRIBED IN SECTION 38-33.3-116.

13 (II) ON OR AFTER THE EFFECTIVE DATE OF THIS SUBSECTION
14 (3)(a.5), BUT NO LATER THAN NOVEMBER 1, 2024, THE HOA
15 INFORMATION OFFICER SHALL NOTIFY EACH COOPERATIVE AND PLANNED
16 COMMUNITY IDENTIFIED PURSUANT TO SUBSECTION (3)(a.5)(I) OF THIS
17 SECTION THAT:

18 (A) AS A RESULT OF THE ENACTMENT OF SENATE BILL 24-021,
19 ENACTED IN 2024, THE COOPERATIVE AND PLANNED COMMUNITY IS
20 SUBJECT ONLY TO SECTIONS 38-33.3-105 TO 38-33.3-107, AS DESCRIBED
21 IN SECTION 38-33.3-116; AND

22 (B) PURSUANT TO SECTION 38-33.3-116 (4), THE COOPERATIVE
23 AND PLANNED COMMUNITY MAY ELECT TO BE SUBJECT TO THE ENTIRETY
24 OF ARTICLE 33.3 OF TITLE 38, AND THAT A COOPERATIVE OR PLANNED
25 COMMUNITY THAT SO ELECTS IS REQUIRED TO ADOPT AN AMENDMENT TO
26 ITS DECLARATION IN ACCORDANCE WITH SECTION 38-33.3-217
27 EVIDENCING THE COOPERATIVE OR PLANNED COMMUNITY'S ELECTION TO
28 BE SUBJECT TO THE ENTIRETY OF ARTICLE 33.3 OF TITLE 38.

29 (III) THIS SUBSECTION (3)(a.5) IS REPEALED, EFFECTIVE JULY 1,
30 2025."

31 Renumber succeeding section accordingly.

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