

First Regular Session  
Seventy-fifth General Assembly  
STATE OF COLORADO

**REENGROSSED**

*This Version Includes All Amendments  
Adopted in the House of Introduction*

LLS NO. 25-0359.01 Brita Darling x2241

**HOUSE BILL 25-1302**

**HOUSE SPONSORSHIP**

**Brown and McCluskie**, Bacon, Duran, Froelich, Hamrick, Joseph, Lindsay, Lukens, McCormick, Paschal, Rutinel, Smith, Stewart K., Story, Titone, Velasco

**SENATE SPONSORSHIP**

**Amabile and Snyder**,

**House Committees**

Finance  
Appropriations

**Senate Committees**

**A BILL FOR AN ACT**

101 **CONCERNING INCREASING THE AVAILABILITY OF HOMEOWNER'S**  
102 **INSURANCE IN THE STATE, AND, IN CONNECTION THEREWITH,**  
103 **MAKING AN APPROPRIATION.**

**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>.)*

The bill creates 2 enterprises in the division of insurance (division) in the department of regulatory agencies.

The bill creates the strengthen Colorado homes enterprise (strengthen homes enterprise), which is a state-owned business that imposes and collects a fee from insurance companies (insurers), including

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.*

HOUSE  
3rd Reading Unamended  
April 23, 2025

HOUSE  
Amended 2nd Reading  
April 22, 2025

the FAIR plan association, that offer homeowner's insurance policies in Colorado, which fee is equal to 1.5% of the dollar amount of the premiums that the insurer collects from homeowners for issuing homeowner's insurance policies (insurer fee).

With the insurer fee revenue, the strengthen homes enterprise board administers a grant program (grant program) to strengthen homes against the risk of future damage claims caused by high winds, wildfire, hail, and other extreme weather events (extreme weather events) by allowing a homeowner to use grant money to upgrade their roof system with certain resilient roof materials. By paying the insurer fee to support the grant program to retrofit homes with resilient roofs, insurers reduce their overall risk in the market due to hail and other extreme weather events.

The bill also creates the wildfire catastrophe reinsurance enterprise (reinsurance enterprise), which is a state-owned business implementing and administering the wildfire catastrophe reinsurance program (reinsurance program). The reinsurance program makes reinsurance payments to insurers that offer homeowner's insurance on properties located in the state to partially mitigate losses in the event of a state or federally declared wildfire-related disaster (wildfire-related disaster). The purpose of the reinsurance program is to stabilize the homeowner's insurance market in the state and to attract and retain homeowner's insurers. In exchange for access to the reinsurance program, the reinsurance program requires insurers to sell homeowner's insurance in areas of the state that are at high risk for wildfires.

To pay for the reinsurance program, the reinsurance enterprise:

- Issues revenue bonds secured by the reinsurance enterprise;
- Issues a catastrophe bond to a person that purchases the bond but pays the principal to cover costs of a wildfire-related disaster if it occurs;
- May impose and collect an insurer fee on insurers to cover a shortfall if a wildfire-related disaster does not occur during the bond term and the reinsurance enterprise has insufficient money to redeem the bonds at maturity; and
- Invests the revenue from the bonds and insurer fees.

In addition, the bill sets the loss ratio for homeowner's insurance by presuming that the rates charged to purchasers are excessive if the insurer's loss ratio is less than 75% over a 3-year period and, if rates are in excess of the loss ratio, requires insurers to submit rates that are at least 5% less than the previous year.

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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** parts 20 and 21

1 to article 4 of title 10 as follows:

2 PART 20

3 STRENGTHEN COLORADO HOMES ENTERPRISE

4 **10-4-2001. Legislative declaration.** (1) THE GENERAL  
5 ASSEMBLY:

6 (a) FINDS AND DETERMINES THAT:

7 (I) INCREASED GREENHOUSE GAS EMISSIONS AND RAPIDLY RISING  
8 TEMPERATURES RESULTING FROM HUMAN ACTIVITY ARE CHANGING THE  
9 CLIMATE IN WAYS THAT THREATEN COLORADO'S ECONOMY, THE HEALTH  
10 OF ITS RESIDENTS, AND ITS NATURAL LANDSCAPE;

11 (II) THESE TEMPERATURE INCREASES HAVE AN IMPACT ON  
12 COLORADO'S ENVIRONMENT, WITH DROUGHT, HEAT WAVES, WINDSTORMS,  
13 WILDFIRES, HAIL, AND OTHER EXTREME WEATHER EVENTS INCREASING IN  
14 RECENT YEARS;

15 (III) THE ECONOMIC IMPACTS OF THESE INCREASINGLY FREQUENT  
16 AND SEVERE WEATHER EVENTS ARE SIGNIFICANT;

17 (IV) COLORADO PROPERTY OWNERS IN THE STATE ARE FACED  
18 WITH CHALLENGES IN FINDING INSURANCE COVERAGE AND INCREASING  
19 INSURANCE PREMIUMS, UNDERMINING THE ABILITY TO PURCHASE, SELL,  
20 AND OWN A HOME;

21 (V) THERE IS A NEED IN THE STATE TO ENCOURAGE INVESTMENTS  
22 IN HOME HARDENING, WHICH MEANS MAKING HOMES AND COMMUNITIES  
23 MORE RESILIENT TO EXTREME WEATHER EVENTS SUCH AS HAIL AND  
24 WILDFIRES;

25 (VI) MAKING INVESTMENTS IN HOME HARDENING WILL DECREASE  
26 LOSSES THAT WOULD OTHERWISE PREDOMINANTLY BE PAID BY INSURERS  
27 AND WILL ALLOW AND ENCOURAGE INSURER PARTICIPATION AND

1 COMPETITION IN THE INSURANCE MARKET TO OFFER COVERAGE  
2 THROUGHOUT THE STATE TO ALL COLORADANS, RESULTING IN LONG-TERM  
3 SAVINGS FOR HOMEOWNERS AND INSURERS; AND

4 (VII) ACCORDINGLY, IT IS APPROPRIATE TO FINANCE A HOME  
5 HARDENING PROGRAM THROUGH A FEE IMPOSED ON HOMEOWNER'S  
6 INSURANCE PRODUCTS; AND

7 (b) DECLARES THAT:

8 (I) THE STRENGTHEN COLORADO HOMES ENTERPRISE PROVIDES  
9 VALUABLE SERVICES, BENEFITS, AND USEFUL BUSINESS SERVICES TO  
10 HOMEOWNERS WHEN, IN EXCHANGE FOR PAYMENT OF THE FEE DESCRIBED  
11 IN SECTION 10-4-2003, THE ENTERPRISE USES THE FEE REVENUE TO  
12 PROVIDE GRANTS TO HOMEOWNERS TO FORTIFY THE ROOF OF AND  
13 OTHERWISE MITIGATE THE RISK OF LOSSES TO AN INSURED PROPERTY  
14 RESULTING FROM NATURAL DISASTERS AND EXTREME WEATHER,  
15 INCLUDING HAIL, THUS REDUCING RISK AND LOSSES TO HOMEOWNERS AND  
16 INSURERS IN THE STATE;

17 (II) BY PROVIDING THE BENEFITS AND SERVICES SPECIFIED IN THIS  
18 PART 20, THE STRENGTHEN COLORADO HOMES ENTERPRISE ENGAGES IN  
19 ACTIVITIES CONDUCTED IN THE PURSUIT OF A BENEFIT, GAIN, OR  
20 LIVELIHOOD AND THEREFORE OPERATES AS A BUSINESS;

21 (III) CONSISTENT WITH THE DETERMINATION OF THE COLORADO  
22 SUPREME COURT IN *NICHOLL V. E-470 PUBLIC HIGHWAY AUTHORITY*, 896  
23 P.2d 859 (COLO. 1995), THAT THE POWER TO IMPOSE TAXES IS  
24 INCONSISTENT WITH ENTERPRISE STATUS UNDER SECTION 20 OF ARTICLE  
25 X OF THE STATE CONSTITUTION, THE GENERAL ASSEMBLY CONCLUDES  
26 THAT THE REVENUE COLLECTED BY THE ENTERPRISE IS GENERATED BY  
27 FEES, NOT TAXES, BECAUSE THE MONEY CREDITED TO THE ENTERPRISE IS:

1 (A) FOR THE SPECIFIC PURPOSE OF ALLOWING THE ENTERPRISE TO  
2 DEFRAID THE COSTS OF PROVIDING THE SERVICES DESCRIBED IN THIS PART  
3 20;

4 (B) COLLECTED AT RATES THAT ARE REASONABLY CALCULATED  
5 BASED ON THE COSTS OF THE SERVICES PROVIDED BY THE ENTERPRISE;  
6 AND

7 (C) NOT STATE FISCAL YEAR SPENDING, AS DEFINED IN SECTION  
8 24-77-102 (17), OR STATE REVENUES, AS DEFINED IN SECTION 24-77-103.6  
9 (6)(c), AND DOES NOT COUNT AGAINST EITHER THE STATE FISCAL YEAR  
10 SPENDING LIMIT IMPOSED BY SECTION 20 OF ARTICLE X OF THE STATE  
11 CONSTITUTION OR THE EXCESS STATE REVENUES CAP, AS DEFINED IN  
12 SECTION 24-77-103.6 (6)(b), SO LONG AS THE ENTERPRISE QUALIFIES AS  
13 AN ENTERPRISE FOR PURPOSES OF SECTION 20 OF ARTICLE X OF THE STATE  
14 CONSTITUTION; AND

15 (IV) NO OTHER ENTERPRISE CREATED SIMULTANEOUSLY OR  
16 WITHIN THE PRECEDING FIVE YEARS SERVES PRIMARILY THE SAME PURPOSE  
17 AS THE ENTERPRISE, AND THE ENTERPRISE WILL GENERATE REVENUE FROM  
18 FEES AND SURCHARGES OF LESS THAN ONE HUNDRED MILLION DOLLARS  
19 TOTAL IN ITS FIRST FIVE FISCAL YEARS. ACCORDINGLY, THE CREATION OF  
20 THE ENTERPRISE DOES NOT REQUIRE VOTER APPROVAL PURSUANT TO  
21 SECTION 24-77-108.

22 **10-4-2002. Definitions.** AS USED IN THIS PART 20, UNLESS THE  
23 CONTEXT OTHERWISE REQUIRES:

24 (1) "BOARD" OR "ENTERPRISE BOARD" MEANS THE GOVERNING  
25 BOARD OF THE STRENGTHEN COLORADO HOMES ENTERPRISE.

26 (2) "FAIR PLAN ASSOCIATION" MEANS THE FAIR ACCESS TO  
27 INSURANCE REQUIREMENTS PLAN ASSOCIATION CREATED IN SECTION

1 10-4-1804.

2 (3) "FEE" MEANS THE FEE THAT THE ENTERPRISE IMPOSES AND  
3 COLLECTS PURSUANT TO SECTION 10-4-2003 (4).

4 (4) "FUND" MEANS THE STRENGTHEN COLORADO HOMES  
5 ENTERPRISE FUND CREATED IN SECTION 10-4-2003 (5).

6 (5) "GRANT PROGRAM" MEANS THE STRENGTHEN COLORADO  
7 HOMES ENTERPRISE GRANT PROGRAM CREATED IN SECTION 10-4-2004.

8 (6) "RESILIENT ROOF SYSTEM" MEANS A ROOF THAT HAS OBTAINED  
9 A VERIFIED WIND AND HAIL CERTIFICATION FROM THE INSURANCE  
10 INSTITUTE FOR BUSINESS AND HOME SAFETY "FORTIFIED" PROGRAM OR  
11 A SIMILAR SCIENCE-BASED, VERIFIABLE CERTIFICATION, AS DETERMINED  
12 BY THE COMMISSIONER BY RULE.

13 (7) "STRENGTHEN COLORADO HOMES ENTERPRISE" OR  
14 "ENTERPRISE" MEANS THE STRENGTHEN COLORADO HOMES ENTERPRISE  
15 CREATED IN SECTION 10-4-2003 (1).

16 **10-4-2003. Strengthen Colorado homes enterprise - creation**  
17 **- purpose - enterprise board - powers and duties - fee - fund - gifts,**  
18 **grants, or donations - rules - reporting - repeal. (1) Enterprise -**  
19 **creation - purpose. (a) (I) THE STRENGTHEN COLORADO HOMES**  
20 **ENTERPRISE IS CREATED IN THE DIVISION. THE ENTERPRISE IS A TYPE 1**  
21 **ENTITY, AS DEFINED IN SECTION 24-1-105, AND EXERCISES ITS POWERS**  
22 **AND PERFORMS ITS DUTIES AND FUNCTIONS UNDER THE DIVISION. THE**  
23 **ENTERPRISE IS AND OPERATES AS A GOVERNMENT-OWNED BUSINESS**  
24 **WITHIN THE DIVISION.**

25 (II) THE BUSINESS PURPOSE OF THE ENTERPRISE IS TO IMPOSE AND  
26 COLLECT A FEE CHARGED TO CERTAIN HOMEOWNER'S INSURANCE  
27 POLICYHOLDERS AND TO USE THE REVENUE FROM THE FEE TO PROVIDE THE

1 FOLLOWING BUSINESS SERVICES TO POLICYHOLDERS PAYING THE FEE:

2 (A) AWARDING GRANTS TO INSURED HOMEOWNERS PURSUANT TO  
3 SECTION 10-4-2004 TO DEFRAY THE COST OF RETROFITTING RESIDENTIAL  
4 PROPERTY TO RESIST LOSS BY PURCHASING AND INSTALLING RESILIENT  
5 ROOF SYSTEMS USING QUALIFIED PROFESSIONALS OR RETROFITTING  
6 RESIDENTIAL PROPERTY TO RESIST LOSS DUE TO COMMON PERILS,  
7 INCLUDING WINDSTORMS, WILDFIRE, AND OTHER EXTREME WEATHER  
8 EVENTS;

9 (B) THROUGH THE INSTALLATION OF RESILIENT ROOF SYSTEMS ON  
10 HOMES IN THE STATE, REDUCING THE FREQUENCY OF HAIL DAMAGE  
11 CLAIMS;

12 (C) IMPROVING INSURANCE MARKET STABILITY THROUGHOUT THE  
13 STATE; AND

14 (D) REDUCING POLICYHOLDER AND INSURER LOSSES BY  
15 INCREASING THE NUMBER OF HOMES WITH RESILIENT ROOF SYSTEMS.

16 (b) THE ENTERPRISE CONSTITUTES AN ENTERPRISE FOR PURPOSES  
17 OF SECTION 20 OF ARTICLE X OF THE STATE CONSTITUTION SO LONG AS IT  
18 RETAINS THE AUTHORITY TO ISSUE REVENUE BONDS AND RECEIVES LESS  
19 THAN TEN PERCENT OF ITS TOTAL REVENUES IN GRANTS FROM ALL  
20 COLORADO STATE AND LOCAL GOVERNMENTS COMBINED. SO LONG AS IT  
21 CONSTITUTES AN ENTERPRISE PURSUANT TO THIS SUBSECTION (1), THE  
22 ENTERPRISE IS NOT SUBJECT TO SECTION 20 OF ARTICLE X OF THE STATE  
23 CONSTITUTION.

24 (2) **Enterprise board.** (a) THE ENTERPRISE IS GOVERNED BY THE  
25 ENTERPRISE BOARD.

26 (b) THE BOARD CONSISTS OF THE FOLLOWING FIVE VOTING  
27 MEMBERS:

1 (I) THE COMMISSIONER OR THE COMMISSIONER'S DESIGNEE; AND

2 (II) FOUR MEMBERS APPOINTED BY THE GOVERNOR TO SERVE  
3 THREE-YEAR TERMS, INCLUDING:

4 (A) TWO MEMBERS WHO REPRESENT INSURANCE COMPANIES WITH  
5 EXPERTISE IN HOMEOWNER'S INSURANCE; [REDACTED]

6 (B) ONE MEMBER WHO IS A COUNTY COMMISSIONER OR A COUNTY  
7 EMPLOYEE WHO HAS EXPERTISE OR EXPERIENCE IN HOME HARDENING OR  
8 OTHER MITIGATION ACTIVITIES; AND

9 (C) ONE MEMBER WHO REPRESENTS CONSUMERS.

10 (c) OF THE FIRST MEMBERS APPOINTED TO THE BOARD PURSUANT  
11 TO SUBSECTION (2)(b)(II) OF THIS SECTION, TWO MEMBERS SHALL SERVE  
12 AN INITIAL TERM OF TWO YEARS.

13 (d) (I) THE GOVERNOR SHALL MAKE THE INITIAL APPOINTMENTS TO  
14 THE BOARD NO LATER THAN JANUARY 1, 2026.

15 (II) THIS SUBSECTION (2)(d) IS REPEALED, EFFECTIVE JULY 1, 2027.

16 (e) THE COMMISSIONER OR THE COMMISSIONER'S DESIGNEE IS THE  
17 CHAIR OF THE BOARD.

18 (f) MEMBERS OF THE BOARD SERVE WITHOUT COMPENSATION BUT  
19 MUST BE REIMBURSED FROM MONEY IN THE FUND FOR ACTUAL AND  
20 NECESSARY EXPENSES INCURRED IN THE PERFORMANCE OF THEIR DUTIES  
21 PURSUANT TO THIS PART 20.

22 (g) THE BOARD SHALL CONDUCT THE ENTERPRISE'S BUSINESS AS  
23 REQUIRED BY STATE LAW, INCLUDING IN COMPLIANCE WITH THE OPEN  
24 MEETING REQUIREMENTS OF PART 4 OF ARTICLE 6 OF TITLE 24 AND THE  
25 OPEN RECORD REQUIREMENTS OF ARTICLE 72 OF TITLE 24.

26 (3) **Powers and duties.** (a) THE ENTERPRISE'S PRIMARY POWERS  
27 AND DUTIES ARE TO:



1 (I) IMPOSE AND COLLECT THE FEE PURSUANT TO SUBSECTION  
2 (4) OF THIS SECTION;

3 (II) AWARD GRANTS FROM MONEY IN THE FUND IN ACCORDANCE  
4 WITH THE GRANT PROGRAM REQUIREMENTS SPECIFIED IN SECTION  
5 10-4-2004;

6 (III) ISSUE REVENUE BONDS FOR THE EXPENSES OF THE  
7 ENTERPRISE, SECURED BY REVENUE OF THE ENTERPRISE;

8 (IV) INVEST THE REVENUE FROM THE ISSUANCE AND SALE OF  
9 REVENUE BONDS AND THE IMPOSITION AND COLLECTION OF THE FEE. IN  
10 INVESTING THE REVENUE, THE ENTERPRISE MAY:

11 (A) INVEST THE REVENUE WITHOUT REGARD TO THE LIMITATIONS  
12 SET FORTH IN SECTION 24-36-103, 24-75-601.1, OR 24-75-603; AND

13 (B) ENTER INTO CONTRACTS WITH PRIVATE PROFESSIONAL FUND  
14 MANAGERS TO PROVIDE EXPERTISE, TECHNICAL SUPPORT, AND ADVICE ON  
15 INVESTMENT MARKET CONDITIONS. IN SEEKING BIDS FOR SUCH  
16 CONTRACTS, THE ENTERPRISE SHALL EMPLOY STANDARD PUBLIC BIDDING  
17 PRACTICES, INCLUDING THE USE OF REQUESTS FOR INFORMATION,  
18 REQUESTS FOR PROPOSALS, OR ANY OTHER STANDARD VENDOR SELECTION  
19 PRACTICES DETERMINED BY THE ENTERPRISE TO BE BEST SUITED TO  
20 SELECTING AN APPROPRIATE PRIVATE PROFESSIONAL FUND MANAGER.

21 (V) PAY THE ADMINISTRATIVE EXPENSES OF THE ENTERPRISE;

22 (VI) ADOPT, AMEND, OR REPEAL RULES OR POLICIES FOR THE  
23 REGULATION OF THE ENTERPRISE'S AFFAIRS AND THE CONDUCT OF THE  
24 ENTERPRISE'S BUSINESS CONSISTENT WITH THIS PART 20;

25 (VII) ENGAGE THE SERVICES OF PUBLIC OR PRIVATE ENTITIES,  
26 CONTRACTORS, OR CONSULTANTS FOR PROFESSIONAL AND TECHNICAL  
27 ASSISTANCE AND TO PROVIDE ADVICE AND OTHER SERVICES RELATED TO

1 CONDUCTING THE AFFAIRS OF THE ENTERPRISE, WITHOUT REGARD TO THE  
2 "PROCUREMENT CODE", ARTICLES 101 TO 112 OF TITLE 24. IN  
3 CONDUCTING ITS AFFAIRS, THE ENTERPRISE SHALL:

4 (A) ENGAGE THE ATTORNEY GENERAL'S OFFICE FOR LEGAL  
5 SERVICES; AND

6 (B) ENTER INTO A CONTRACT OR CONTRACTS WITH THE DIVISION  
7 AT FAIR MARKET RATES FOR OFFICE SPACE AND ADMINISTRATIVE STAFF  
8 FOR THE ENTERPRISE; AND

9 (VIII) PREPARE AND SUBMIT AN ANNUAL FINANCIAL REPORT  
10 PURSUANT TO SUBSECTION (7) OF THIS SECTION CONCERNING THE  
11 ADMINISTRATION OF THE ENTERPRISE AND THE GRANT PROGRAM AND POST  
12 THE REPORT ON THE ENTERPRISE'S PUBLIC-FACING WEBSITE.

13 (b) THE ENTERPRISE MAY SEEK, ACCEPT, AND EXPEND GRANTS OR  
14 OTHER MONEY FROM THE FEDERAL GOVERNMENT AND GIFTS, GRANTS, OR  
15 DONATIONS FROM OTHER PUBLIC AND PRIVATE SOURCES TO SUPPORT AND  
16 ENHANCE ENTERPRISE ACTIVITIES; EXCEPT THAT THE ENTERPRISE SHALL  
17 NOT ACCEPT GRANTS FROM THE STATE OR FROM LOCAL GOVERNMENTS  
18 UNLESS THE COMBINED TOTAL OF ALL GRANTS FROM SUCH SOURCES IS  
19 UNDER TEN PERCENT OF THE ENTERPRISE'S ANNUAL REVENUE.

20 (4) **Fee - rules.** (a) BEGINNING IN THE 2026 CALENDAR YEAR ON  
21 OR BEFORE A DATE DETERMINED BY THE ENTERPRISE, AND ANNUALLY  
22 EACH CALENDAR YEAR THEREAFTER ON OR BEFORE THE SAME DATE, THE  
23 ENTERPRISE SHALL IMPOSE A FEE PURSUANT TO SUBSECTION (4)(c) OF THIS  
24 SECTION ON EACH POLICYHOLDER OF A HOMEOWNER'S INSURANCE POLICY  
25 ISSUED IN THE ADMITTED MARKET COVERING PROPERTY LOCATED IN OR  
26 RISKS IN THE STATE ON A PER-POLICY BASIS AND ON EACH POLICYHOLDER  
27 OF THE FAIR PLAN ASSOCIATION ON A PER-POLICY BASIS; EXCEPT THAT

1 THE ENTERPRISE SHALL NOT IMPOSE A FEE ON POLICYHOLDERS THAT HAVE  
2 A RESILIENT ROOF SYSTEM.

3 (b) THE ENTERPRISE SHALL CREDIT THE FEES COLLECTED TO THE  
4 FUND. A FEE COLLECTED BY THE ENTERPRISE IS EXCLUDED FROM THE  
5 STATE'S FISCAL YEAR SPENDING.

6 (c) (I) THE AMOUNT OF THE FEE IS AN AMOUNT EQUAL TO  
7 ONE-HALF PERCENT ON THE PERCENTAGE OF TOTAL PREMIUMS COLLECTED  
8 BY EACH INSURER IN THE ADMITTED MARKET AND BY THE FAIR PLAN  
9 ASSOCIATION IN THE IMMEDIATELY PRECEDING CALENDAR YEAR ON  
10 HOMEOWNER'S INSURANCE POLICIES ISSUED IN THE STATE ON ANY HOME  
11 THAT DOES NOT HAVE A RESILIENT ROOF SYSTEM.

12 (II) THE ENTERPRISE MAY LOWER THE FEE OR CEASE COLLECTING  
13 THE FEE IN ANY CALENDAR YEAR TO ENSURE THAT THE TOTAL AMOUNT OF  
14 FEE REVENUE DOES NOT EXCEED ONE HUNDRED MILLION DOLLARS OVER  
15 THE FIRST FIVE FISCAL YEARS OF THE ENTERPRISE'S EXISTENCE.

16 (III) THE FAIR PLAN ASSOCIATION AND EACH INSURER SHALL  
17 COLLECT THE FEE FROM THEIR RESPECTIVE POLICYHOLDERS, PAY THE FEE  
18 TO THE ENTERPRISE, AND LIST THE FEE AS AN ITEMIZED CHARGE ON THEIR  
19 RESPECTIVE INSURANCE POLICY BILLING STATEMENTS.

20 (IV) THE FEE IS NOT A PREMIUM FOR ANY PURPOSE, INCLUDING THE  
21 COMPUTATION OF THE GROSS PREMIUM TAX PURSUANT TO SECTION  
22 10-3-209 OR AN INSURANCE PRODUCER'S COMMISSION.

23 (d) THE ENTERPRISE MAY ANNUALLY REQUEST FROM INSURERS  
24 AND THE FAIR PLAN ASSOCIATION INFORMATION ABOUT POLICIES AND  
25 CONTRACTS AS NECESSARY TO IMPLEMENT AND ENFORCE THIS PART 20  
26 AND MAY REQUEST THAT THE DIVISION IMPOSE, AFTER A PUBLIC HEARING,  
27 A CIVIL FINE OR PENALTY OF NOT MORE THAN ONE HUNDRED TWENTY

1 PERCENT OF THE FEE DUE TO THE ENTERPRISE FOR A VIOLATION OF THIS  
2 PART 20. THE DIVISION SHALL CREDIT THE FINE TO THE FUND.

3 (e) THE ENTERPRISE SHALL ADOPT ANY RULES NECESSARY FOR THE  
4 IMPOSITION AND COLLECTION OF THE FEE.

5 (5) **Fund.** (a) THE STRENGTHEN COLORADO HOMES ENTERPRISE  
6 FUND IS CREATED IN THE STATE TREASURY.

7 (b) THE FUND CONSISTS OF:

8 (I) FEES IMPOSED AND COLLECTED PURSUANT TO SUBSECTION  
9 (4) OF THIS SECTION;

10 (II) GRANTS OR OTHER MONEY RECEIVED FROM THE FEDERAL  
11 GOVERNMENT OR GIFTS, GRANTS, AND DONATIONS RECEIVED FROM PUBLIC  
12 OR PRIVATE SOURCES TO SUPPORT AND ENHANCE ENTERPRISE ACTIVITIES;

13 (III) FINES FOR FAILURE TO COLLECT AND FORWARD THE  
14 ENTERPRISE FEE IMPOSED PURSUANT TO SUBSECTION (4) OF THIS SECTION;

15 (IV) ANY MONEY FROM BONDS ISSUED PURSUANT TO SUBSECTION  
16 (3)(a)(III) OF THIS SECTION; AND

17 (V) ANY MONEY THAT THE GENERAL ASSEMBLY MAY APPROPRIATE  
18 OR TRANSFER TO THE FUND.

19 (c) SUBJECT TO ANNUAL APPROPRIATION, MONEY IN THE FUND  
20 MAY BE USED BY THE ENTERPRISE FOR THE PURPOSES SET FORTH IN THIS  
21 PART 20 AND TO PAY THE ENTERPRISE'S REASONABLE AND NECESSARY  
22 ADMINISTRATIVE AND OPERATING EXPENSES.

23 (d) THE STATE TREASURER SHALL CREDIT ALL INTEREST AND  
24 INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT OF MONEY IN THE  
25 FUND TO THE FUND.

26 (6) **Rules.** THE ENTERPRISE BOARD SHALL ADOPT RULES THAT ARE  
27 REASONABLE AND NECESSARY FOR ADMINISTRATION AND

1 IMPLEMENTATION OF THE ENTERPRISE AND THE GRANT PROGRAM.

2 (7) **Reporting.** (a) NOTWITHSTANDING SECTION 24-1-136  
3 (11)(a)(I), BEGINNING JULY 1, 2027, AND EACH JULY 1 THEREAFTER, THE  
4 ENTERPRISE SHALL SUBMIT A REPORT TO THE COMMITTEES OF REFERENCE  
5 OF THE GENERAL ASSEMBLY TO WHICH THE DEPARTMENT IS ASSIGNED  
6 PURSUANT TO SECTION 2-7-203 CONCERNING THE ADMINISTRATION AND  
7 IMPLEMENTATION OF THE ENTERPRISE AND THE GRANT PROGRAM.

8 (b) THE ANNUAL REPORT MUST INCLUDE:

9 (I) THE AMOUNT OF FEES COLLECTED BY INSURERS AND THE FAIR  
10 PLAN ASSOCIATION, AND THE UNOBLIGATED BALANCE OF THE FUND;

11 (II) THE NUMBER OF GRANT APPLICATIONS AND THE AMOUNT OF  
12 GRANTS AWARDED;

13 (III) THE AREAS OF THE STATE WHERE GRANT RECIPIENTS RESIDE;  
14 AND

15 (IV) ANY OTHER INFORMATION RELEVANT TO THE SUCCESS OF THE  
16 ENTERPRISE AND THE GRANT PROGRAM.

17 **10-4-2004. Strengthen Colorado homes enterprise grant**  
18 **program - application - eligibility criteria - award of grants - rules.**

19 (1) THERE IS CREATED IN THE ENTERPRISE THE STRENGTHEN COLORADO  
20 HOMES ENTERPRISE GRANT PROGRAM TO PROVIDE GRANTS TO COLORADO  
21 HOMEOWNERS TO RETROFIT RESIDENTIAL PROPERTY TO RESIST LOSS DUE  
22 TO COMMON PERILS, INCLUDING HAIL, WINDSTORMS, WILDFIRE, AND  
23 OTHER EXTREME WEATHER EVENTS.

24 (2) (a) SUBJECT TO AVAILABLE FEE REVENUE, THE ENTERPRISE  
25 BOARD SHALL AWARD GRANTS, IN ACCORDANCE WITH THIS SECTION, FROM  
26 THE FUND. THE BOARD MAY ESTABLISH PROCEDURES AND CRITERIA FOR  
27 THE AWARD OF GRANTS IF THERE IS INSUFFICIENT MONEY IN THE FUND TO

1 AWARD GRANTS TO ALL ELIGIBLE HOMEOWNER APPLICANTS.

2 (b) THE BOARD MAY CONTRACT WITH A THIRD-PARTY VENDOR TO  
3 ADMINISTER THE GRANT PROGRAM.

4 (3) IN ADDITION TO ANY GRANT PROGRAM CRITERIA ESTABLISHED  
5 BY THE BOARD BY RULE, A HOMEOWNER AWARDED A GRANT SHALL, AS  
6 APPLICABLE:

7 (a) HAVE AN INSURABLE RESIDENTIAL PROPERTY LOCATED IN  
8 COLORADO THAT IS COVERED BY A HOMEOWNER'S INSURANCE POLICY OR  
9 A POLICY ISSUED BY THE FAIR PLAN ASSOCIATION;

10 (b) OBTAIN ALL PERMITS REQUIRED BY LAW FOR CONSTRUCTION;

11 (c) COMPLY WITH ALL APPLICABLE BUILDING CODES;

12 (d) ARRANGE AND PAY FOR INSPECTIONS REQUIRED BY LAW AND  
13 THE TERMS OF THE GRANT PROGRAM;

14 (e) CONSTRUCT A ROOF THAT MEETS THE STANDARDS OF THE  
15 INSURANCE INSTITUTE FOR BUSINESS AND HOME SAFETY OR SIMILAR  
16 STANDARDS, AS DETERMINED BY THE BOARD BY RULE; AND

17 (f) SELECT A CONTRACTOR LICENSED IN THE STATE WHO IS A  
18 MEMBER OF THE COLORADO ROOFING ASSOCIATION OR AN EQUIVALENT  
19 QUALIFYING BODY THAT MAINTAINS STANDARDS FOR LICENSING,  
20 INSURANCE, AND PROFESSIONAL CONDUCT.

21 (4) THE BOARD MAY PERFORM AUDITS TO VERIFY:

22 (a) THE ACCURACY OF THE INFORMATION INCLUDED IN AN  
23 APPLICATION; AND

24 (b) THAT THE APPLICANT MEETS ALL ELIGIBILITY CRITERIA.

25 (5) A HOMEOWNER SHALL NOT USE MONEY THAT IS AWARDED AS  
26 A GRANT TO PAY FOR GENERAL ROOF MAINTENANCE OR REPAIR, BUT MAY  
27 USE GRANT MONEY IN CONJUNCTION WITH REPAIRS OR RECONSTRUCTION

1 NECESSITATED BY DAMAGE FROM WIND, HAIL, WILDFIRE, OR OTHER  
2 EXTREME WEATHER EVENTS OR FOR PROACTIVE RETROFITTING  
3 NECESSITATED BY OR DESIGNED TO PREVENT SUCH DAMAGE.

4 (6) (a) THE ENTERPRISE BOARD SHALL ADOPT RULES FOR THE  
5 ADMINISTRATION AND IMPLEMENTATION OF THE GRANT PROGRAM,  
6 INCLUDING THE STANDARDS FOR A RESILIENT ROOF SYSTEM, THE CRITERIA  
7 USED TO DETERMINE WHETHER AN APPLICANT IS ELIGIBLE FOR A GRANT  
8 UNDER THIS SECTION, AND THE AMOUNT AND TIMING OF THE GRANT  
9 AWARD. IN ADOPTING ELIGIBILITY REQUIREMENTS FOR THE GRANTS, THE  
10 BOARD MAY TAKE INTO CONSIDERATION APPLICANT INCOME, WHETHER AN  
11 APPLICANT LIVES IN A LOCATION THAT, BASED ON HISTORICAL DATA, HAS  
12 A HIGHER SUSCEPTIBILITY TO EXTREME WEATHER EVENTS, THE NUMBER  
13 OF APPLICANTS, AND ANY OTHER CRITERIA THE BOARD DETERMINES IS  
14 APPROPRIATE TO MEET THE PURPOSE OF THE ENTERPRISE AND THE MONEY  
15 AVAILABLE FOR GRANTS.

16 (b) IN ADOPTING RESILIENT ROOF SYSTEM STANDARDS, THE BOARD  
17 MAY PRIORITIZE THE USE OF MATERIALS PROVEN TO OFFER SUPERIOR  
18 PROTECTIONS AGAINST EXTREME WEATHER EVENTS AND MAY INCENTIVIZE  
19 REDUCED ENVIRONMENTAL IMPACTS.

20 (c) THE BOARD MAY ALSO ADOPT RULES TO ENCOURAGE  
21 CONTRACTORS TO COMPLETE SPECIALIZED TRAINING IN THE INSTALLATION  
22 OF IMPACT-RESISTANT AND FIRE-RESISTANT ROOFING SYSTEMS.

23 (7) NOTHING IN THIS SECTION CREATES:

24 (a) AN ENTITLEMENT FOR A HOMEOWNER TO RECEIVE GRANT  
25 MONEY TO INSPECT OR RETROFIT RESIDENTIAL PROPERTY; OR

26 (b) AN OBLIGATION FOR THE STATE TO APPROPRIATE MONEY TO  
27 INSPECT OR RETROFIT RESIDENTIAL PROPERTY.





1 IN FINDING INSURANCE COVERAGE AND IN PAYING INCREASING INSURANCE  
2 PREMIUMS, UNDERMINING THE ABILITY OF COLORADANS TO PURCHASE,  
3 SELL, AND OWN A HOME;

4 (V) ESTABLISHING A REINSURANCE PROGRAM TO COVER CERTAIN  
5 HOMEOWNER LOSSES CAUSED BY WILDFIRES WILL DECREASE LOSSES TO  
6 INSURERS, PROVIDE MORE PREDICTABILITY FOR INSURERS, AND  
7 ENCOURAGE INSURER COMPETITION AND PARTICIPATION IN THE  
8 HOMEOWNER'S INSURANCE MARKET;

9 (VI) ROBUST PARTICIPATION BY INSURERS IN THE HOMEOWNER'S  
10 INSURANCE MARKET IS NECESSARY TO ENSURE AFFORDABLE  
11 HOMEOWNER'S INSURANCE COVERAGE THROUGHOUT THE STATE TO ALL  
12 COLORADANS, INCLUDING THOSE IN AREAS OF THE STATE AT HIGH RISK  
13 FOR WILDFIRES; AND

14 (VII) ACCORDINGLY, IT IS APPROPRIATE TO CREATE A  
15 REINSURANCE PROGRAM TO MITIGATE CATASTROPHIC LOSSES TO INSURERS  
16 FROM STATE OR FEDERALLY DECLARED WILDFIRE-RELATED DISASTERS  
17 AND, IN EXCHANGE FOR THAT SERVICE, TO PROVIDE MONEY FOR THE  
18 REINSURANCE PROGRAM BY ISSUING REVENUE BONDS AND IMPOSING A  
19 FEE ON HOMEOWNER'S INSURANCE POLICYHOLDERS; AND

20 (b) DECLARES THAT:

21 (I) THE INSURER FEE IS REASONABLY RELATED TO THE OVERALL  
22 COST OF THE SERVICE PROVIDED IN THIS PART 21 AND IS IMPOSED ON  
23 INSURERS IN THE STATE THAT WILL BENEFIT FROM OR USE THE SERVICE  
24 PROVIDED BY THE WILDFIRE CATASTROPHE REINSURANCE ENTERPRISE;

25 (II) BY PROVIDING THE BENEFITS AND SERVICES SPECIFIED IN THIS  
26 PART 21, THE ENTERPRISE ENGAGES IN ACTIVITIES CONDUCTED IN THE  
27 PURSUIT OF A BENEFIT, GAIN, OR LIVELIHOOD AND THEREFORE OPERATES

1 AS A BUSINESS;

2 (III) CONSISTENT WITH THE DETERMINATION OF THE COLORADO  
3 SUPREME COURT IN *NICHOLL V. E-470 PUBLIC HIGHWAY AUTHORITY*, 896  
4 P.2d 859 (COLO. 1995), THAT THE POWER TO IMPOSE TAXES IS  
5 INCONSISTENT WITH ENTERPRISE STATUS UNDER SECTION 20 OF ARTICLE  
6 X OF THE STATE CONSTITUTION, THE GENERAL ASSEMBLY CONCLUDES  
7 THAT THE REVENUE COLLECTED BY THE ENTERPRISE IS GENERATED BY  
8 FEES, NOT TAXES, BECAUSE THE MONEY CREDITED TO THE ENTERPRISE IS:

9 (A) FOR THE SPECIFIC PURPOSE OF ALLOWING THE ENTERPRISE TO  
10 DEFRAID THE COSTS OF PROVIDING THE SERVICES DESCRIBED IN THIS PART  
11 21;

12 (B) COLLECTED AT RATES THAT ARE REASONABLY CALCULATED  
13 BASED ON THE COSTS OF THE SERVICES PROVIDED BY THE ENTERPRISE;  
14 AND

15 (C) NOT STATE FISCAL YEAR SPENDING, AS DEFINED IN SECTION  
16 24-77-102 (17), OR STATE REVENUES, AS DEFINED IN SECTION 24-77-103.6  
17 (6)(c), AND DOES NOT COUNT AGAINST EITHER THE STATE FISCAL YEAR  
18 SPENDING LIMIT IMPOSED BY SECTION 20 OF ARTICLE X OF THE STATE  
19 CONSTITUTION OR THE EXCESS STATE REVENUES CAP, AS DEFINED IN  
20 SECTION 24-77-103.6 (6)(b), SO LONG AS THE ENTERPRISE QUALIFIES AS  
21 AN ENTERPRISE FOR PURPOSES OF SECTION 20 OF ARTICLE X OF THE STATE  
22 CONSTITUTION; AND

23 (IV) NO OTHER ENTERPRISE CREATED SIMULTANEOUSLY OR  
24 WITHIN THE PRECEDING FIVE YEARS SERVES PRIMARILY THE SAME PURPOSE  
25 AS THE ENTERPRISE, AND THE ENTERPRISE WILL GENERATE REVENUE FROM  
26 FEES AND SURCHARGES OF LESS THAN ONE HUNDRED MILLION DOLLARS  
27 TOTAL IN ITS FIRST FIVE FISCAL YEARS. ACCORDINGLY, THE CREATION OF

1 THE ENTERPRISE DOES NOT REQUIRE VOTER APPROVAL PURSUANT TO  
2 SECTION 24-77-108.

3 **10-4-2102. Definitions.** AS USED IN THIS PART 21, UNLESS THE  
4 CONTEXT OTHERWISE REQUIRES:

5

6 (1) "ELIGIBLE INSURER" MEANS AN INSURER IN THE ADMITTED  
7 MARKET THAT:

8 (a) OFFERS HOMEOWNER'S INSURANCE ON PROPERTY LOCATED IN  
9 THE STATE;

10 (b) INCURS CLAIMS COSTS AS A RESULT OF A STATE OR FEDERALLY  
11 DECLARED WILDFIRE-RELATED DISASTER; ■

12 (c) WRITES POLICIES FOR A PROPORTIONAL SHARE OF RISK IN  
13 AREAS AT HIGHEST RISK OF WILDFIRES IN THE STATE, AS DETERMINED BY  
14 THE COMMISSIONER; AND

15 (d) HAS NOTIFIED THE COMMISSIONER, IN WRITING, OF THE  
16 INSURER'S INTENT TO PARTICIPATE IN THE ENTERPRISE.

17 (2) "ENTERPRISE" MEANS THE WILDFIRE CATASTROPHE  
18 REINSURANCE ENTERPRISE CREATED IN SECTION 10-4-2103 (1).

19 (3) "ENTERPRISE BOARD" OR "BOARD" MEANS THE GOVERNING  
20 BOARD OF THE ENTERPRISE CREATED IN SECTION 10-4-2103 (2).

21 (4) "FUND" MEANS THE WILDFIRE CATASTROPHE REINSURANCE  
22 ENTERPRISE FUND CREATED IN SECTION 10-4-2103 (6).

23 (5) "INSURER FEE" MEANS A FEE IMPOSED BY THE ENTERPRISE  
24 PURSUANT TO SECTION 10-4-2103 (4).

25 (6) "REINSURANCE PAYMENT" MEANS A PAYMENT TO AN ELIGIBLE  
26 INSURER THROUGH THE REINSURANCE PROGRAM.

27 (7) "REINSURANCE PROGRAM" MEANS THE WILDFIRE CATASTROPHE

1 REINSURANCE PROGRAM CREATED IN SECTION 10-4-2104.

2 (8) "REVENUE BOND" MEANS A BOND, NOTE, OR OTHER SECURITY  
3 EVIDENCING AN OBLIGATION AND ISSUED BY THE ENTERPRISE PURSUANT  
4 TO SECTION 10-4-2103.

5 (9) "WILDFIRE PREPARED PROPERTY" MEANS PROPERTY THAT HAS  
6 OBTAINED A VERIFIED WILDFIRE CERTIFICATION FROM THE INSURANCE  
7 INSTITUTE FOR BUSINESS AND HOME SAFETY "WILDFIRE PREPARED"  
8 PROGRAM OR A SIMILAR SCIENCE-BASED, VERIFIABLE CERTIFICATION.

9 **10-4-2103. Wildfire catastrophe reinsurance enterprise -**  
10 **creation - purpose - board - powers and duties - insurer fee - advisory**  
11 **committee - fund - gifts, grants, or donations - rules - reporting -**  
12 **repeal. (1) Enterprise - creation - purpose. (a) THE WILDFIRE**  
13 **CATASTROPHE REINSURANCE ENTERPRISE IS CREATED IN THE DIVISION.**  
14 **THE ENTERPRISE IS A TYPE 1 ENTITY, AS DEFINED IN SECTION 24-1-105,**  
15 **AND EXERCISES ITS POWERS AND PERFORMS ITS DUTIES AND FUNCTIONS**  
16 **UNDER THE DIVISION. THE ENTERPRISE IS AND OPERATES AS A**  
17 **GOVERNMENT-OWNED BUSINESS WITHIN THE DIVISION.**

18 (b) THE BUSINESS PURPOSE OF THE ENTERPRISE IS TO:

19 (I) PROVIDE STABILITY IN THE HOMEOWNER'S INSURANCE MARKET  
20 BY IMPLEMENTING AND ADMINISTERING THE REINSURANCE PROGRAM FOR  
21 THE BENEFIT OF INSURERS TO COVER A PORTION OF INSURER LOSSES  
22 RESULTING FROM A STATE OR FEDERALLY DECLARED WILDFIRE-RELATED  
23 DISASTER;

24 (II) PROVIDE MONEY FOR THE REINSURANCE PROGRAM BY  
25 IMPOSING AND COLLECTING AN INSURER FEE ON INSURERS OFFERING  
26 HOMEOWNER'S INSURANCE ON PROPERTY LOCATED IN THE STATE, SELLING  
27 REVENUE BONDS, AND INVESTING THE REVENUE FROM THE FEES AND

1 BONDS TO PROVIDE MONEY FOR THE REINSURANCE;

2 (III) INCENTIVIZE THE OFFER OF HOMEOWNER'S INSURANCE  
3 COVERAGE FOR PROPERTY THROUGHOUT THE STATE, WHICH IS EXPECTED  
4 TO INCREASE COMPETITION AMONG INSURERS AND MAKE INSURANCE MORE  
5 AFFORDABLE TO PURCHASE, RESULTING IN A REDUCTION IN THE  
6 CONCENTRATION OF RISK TO INSURERS IN AREAS OF THE STATE AT HIGHEST  
7 RISK OF INSURER LOSSES DUE TO WILDFIRES; AND

8 (IV) ENHANCE INSURERS' CUSTOMER RETENTION BY ADDRESSING  
9 CHALLENGES TO THE AFFORDABILITY AND AVAILABILITY OF HOUSING IN  
10 THE STATE AND REDUCE THE OVERALL RISK FOR INSURERS OFFERING  
11 HOMEOWNER'S INSURANCE.

12 (c) THE ENTERPRISE CONSTITUTES AN ENTERPRISE FOR PURPOSES  
13 OF SECTION 20 OF ARTICLE X OF THE STATE CONSTITUTION SO LONG AS IT  
14 RETAINS THE AUTHORITY TO ISSUE REVENUE BONDS AND RECEIVES LESS  
15 THAN TEN PERCENT OF ITS TOTAL REVENUES IN GRANTS FROM ALL  
16 COLORADO STATE AND LOCAL GOVERNMENTS COMBINED. SO LONG AS IT  
17 CONSTITUTES AN ENTERPRISE PURSUANT TO THIS SUBSECTION (1), THE  
18 ENTERPRISE IS NOT SUBJECT TO SECTION 20 OF ARTICLE X OF THE STATE  
19 CONSTITUTION.

20 (2) **Enterprise board.** (a) THE ENTERPRISE IS GOVERNED BY THE  
21 ENTERPRISE BOARD.

22 (b) THE BOARD CONSISTS OF THE FOLLOWING FIVE VOTING  
23 MEMBERS:

24 (I) THE COMMISSIONER OR THE COMMISSIONER'S DESIGNEE; AND

25 (II) FOUR MEMBERS APPOINTED BY THE GOVERNOR TO SERVE  
26 THREE-YEAR TERMS, INCLUDING:

27 (A) ONE MEMBER WHO REPRESENTS AN INSURANCE COMPANY AND

1 HAS EXPERTISE IN UNDERWRITING AND PRICING HOMEOWNER'S  
2 INSURANCE;

3 (B) ONE MEMBER WHO REPRESENTS AN INSURANCE COMPANY AND  
4 HAS EXPERTISE IN FINANCING AND INVESTMENTS;

5 (C) ONE MEMBER WHO IS A CONSUMER; AND

6 (D) ONE MEMBER WHO WHO IS A COUNTY COMMISSIONER OR A  
7 COUNTY EMPLOYEE WHO HAS RELEVANT EXPERTISE OR EXPERIENCE.

8 (c) OF THE FIRST MEMBERS APPOINTED TO THE BOARD PURSUANT  
9 TO SUBSECTION (2)(b)(II) OF THIS SECTION, TWO MEMBERS SHALL SERVE  
10 AN INITIAL TERM OF TWO YEARS.

11 (d) THE COMMISSIONER OR THE COMMISSIONER'S DESIGNEE IS THE  
12 CHAIR OF THE BOARD.

13 (e) (I) THE GOVERNOR SHALL MAKE INITIAL APPOINTMENTS TO THE  
14 BOARD NO LATER THAN JANUARY 1, 2026.

15 (II) THIS SUBSECTION (2)(e) IS REPEALED, EFFECTIVE JULY 1, 2027.

16 (f) MEMBERS OF THE BOARD SERVE WITHOUT COMPENSATION BUT  
17 MUST BE REIMBURSED FROM MONEY IN THE FUND FOR ACTUAL AND  
18 NECESSARY EXPENSES INCURRED IN THE PERFORMANCE OF THEIR DUTIES  
19 PURSUANT TO THIS PART 21.

20 (g) THE BOARD SHALL CONDUCT THE ENTERPRISE'S BUSINESS AS  
21 REQUIRED BY STATE LAW, INCLUDING IN COMPLIANCE WITH THE OPEN  
22 MEETING REQUIREMENTS OF PART 4 OF ARTICLE 6 OF TITLE 24 AND THE  
23 OPEN RECORD REQUIREMENTS OF ARTICLE 72 OF TITLE 24.

24 (3) **Powers and duties.** (a) AS DETERMINED BY THE BOARD, THE  
25 ENTERPRISE SHALL ENGAGE IN ACTIVITIES THAT:

26 (I) SEEK TO ADDRESS THE AFFORDABILITY CHALLENGES FACED BY  
27 COLORADANS IN PURCHASING HOMEOWNER'S INSURANCE;

1 (II) ENHANCE COMPETITION IN THE HOMEOWNER'S INSURANCE  
2 MARKET THROUGHOUT THE STATE;

3 (III) INCENTIVIZE INSURERS TO OFFER HOMEOWNER'S INSURANCE  
4 COVERAGE IN AREAS OF THE STATE AT HIGH RISK FOR DAMAGE OR LOSS  
5 DUE TO WILDFIRES;

6 (IV) ENSURE INSURERS ARE OFFERING COVERAGE THROUGHOUT  
7 THE STATE; AND

8 (V) ENSURE INSURERS ARE PROPERLY ADMINISTERING CLAIMS  
9 ASSOCIATED WITH STATE OR FEDERALLY DECLARED WILDFIRE-RELATED  
10 DISASTERS FOR WHICH THE ENTERPRISE MAKES REINSURANCE PAYMENTS  
11 PURSUANT TO SECTION 10-4-2104.

12 (b) IN FURTHERANCE OF ITS BUSINESS PURPOSE, THE ENTERPRISE'S  
13 PRIMARY POWERS AND DUTIES ARE TO:

14 [REDACTED]

15 (I) ISSUE REVENUE BONDS FOR THE EXPENSES OF THE ENTERPRISE,  
16 SECURED BY REVENUE OF THE ENTERPRISE;

17 (II) IMPOSE AND COLLECT THE INSURER FEE PURSUANT TO  
18 SUBSECTION (4) OF THIS SECTION AND TO REQUIRE REPORTING FROM  
19 INSURERS;

20 (III) INVEST THE REVENUE FROM THE ISSUANCE OF [REDACTED] REVENUE  
21 BONDS AND THE INSURER FEE. IN INVESTING THE REVENUE, THE  
22 ENTERPRISE MAY:

23 (A) INVEST THE REVENUE WITHOUT REGARD TO THE LIMITATIONS  
24 SET FORTH IN SECTION 24-36-103, 24-75-601.1, OR 24-75-603; AND

25 (B) ENTER INTO CONTRACTS WITH PRIVATE PROFESSIONAL FUND  
26 MANAGERS TO PROVIDE EXPERTISE, TECHNICAL SUPPORT, AND ADVICE ON  
27 INVESTMENT MARKET CONDITIONS. IN SEEKING BIDS FOR SUCH

1       CONTRACTS, THE ENTERPRISE SHALL EMPLOY STANDARD PUBLIC BIDDING  
2       PRACTICES, INCLUDING THE USE OF REQUESTS FOR INFORMATION,  
3       REQUESTS FOR PROPOSALS, OR ANY OTHER STANDARD VENDOR SELECTION  
4       PRACTICES DETERMINED BY THE ENTERPRISE TO BE BEST SUITED TO  
5       SELECTING AN APPROPRIATE PRIVATE PROFESSIONAL FUND MANAGER.

6               (IV) PURCHASE REINSURANCE FROM THE PRIVATE MARKET;

7               (V) MAKE REINSURANCE PAYMENTS TO ELIGIBLE INSURERS IN  
8       ACCORDANCE WITH SECTION 10-4-2104;

9               (VI) PAY THE ADMINISTRATIVE EXPENSES OF THE ENTERPRISE;

10              (VII) ADOPT, AMEND, OR REPEAL RULES OR POLICIES FOR THE  
11       REGULATION OF THE ENTERPRISE'S AFFAIRS AND THE CONDUCT OF THE  
12       ENTERPRISE'S BUSINESS CONSISTENT WITH THIS PART 21;

13              (VIII) ENGAGE THE SERVICES OF PUBLIC OR PRIVATE ENTITIES,  
14       CONTRACTORS, OR CONSULTANTS FOR PROFESSIONAL AND TECHNICAL  
15       ASSISTANCE AND TO PROVIDE ADVICE AND OTHER SERVICES RELATED TO  
16       CONDUCTING THE AFFAIRS OF THE ENTERPRISE, WITHOUT REGARD TO THE  
17       "PROCUREMENT CODE", ARTICLES 101 TO 112 OF TITLE 24. IN  
18       CONDUCTING ITS AFFAIRS, THE ENTERPRISE SHALL:

19              (A) ENGAGE THE ATTORNEY GENERAL'S OFFICE FOR LEGAL  
20       SERVICES; AND

21              (B) ENTER INTO A CONTRACT OR CONTRACTS WITH THE DIVISION  
22       AT FAIR MARKET RATES FOR OFFICE SPACE AND ADMINISTRATIVE STAFF  
23       FOR THE ENTERPRISE; AND

24              (IX) PREPARE AND SUBMIT AN ANNUAL FINANCIAL REPORT  
25       PURSUANT TO SUBSECTION (8) OF THIS SECTION CONCERNING THE  
26       ADMINISTRATION OF THE ENTERPRISE AND THE REINSURANCE PROGRAM  
27       AND POST THE REPORT ON THE ENTERPRISE'S PUBLIC-FACING WEBSITE.



1 (c) THE ENTERPRISE SHALL NOT ENGAGE IN THE BUSINESS OF  
2 REINSURANCE BY SELLING REINSURANCE THROUGH THE COLLECTION OF  
3 PREMIUMS FROM INSURERS.

4 (d) THE ENTERPRISE MAY SEEK, ACCEPT, AND EXPEND GRANTS OR  
5 OTHER MONEY FROM THE FEDERAL GOVERNMENT AND GIFTS, GRANTS, OR  
6 DONATIONS FROM OTHER PUBLIC AND PRIVATE SOURCES TO SUPPORT AND  
7 ENHANCE ENTERPRISE ACTIVITIES; EXCEPT THAT THE ENTERPRISE SHALL  
8 NOT ACCEPT GRANTS FROM THE STATE OR FROM LOCAL GOVERNMENTS  
9 UNLESS THE COMBINED TOTAL OF ALL GRANTS FROM SUCH SOURCES IS  
10 UNDER TEN PERCENT OF THE ENTERPRISE'S ANNUAL REVENUE.

11 (4) **Fee - rules.** (a) BEGINNING IN THE 2026 CALENDAR YEAR ON  
12 OR BEFORE A DATE DETERMINED BY THE ENTERPRISE, AND ANNUALLY  
13 EACH CALENDAR YEAR THEREAFTER ON OR BEFORE THE SAME DATE, THE  
14 ENTERPRISE SHALL IMPOSE A FEE PURSUANT TO SUBSECTION (4)(b) OF THIS  
15 SECTION ON A PER-POLICY BASIS ON EACH POLICYHOLDER OF A  
16 HOMEOWNER'S INSURANCE POLICY ISSUED IN THE ADMITTED MARKET  
17 COVERING PROPERTY LOCATED IN OR RISKS IN THE STATE; EXCEPT THAT  
18 THE ENTERPRISE SHALL NOT IMPOSE A FEE ON POLICYHOLDERS THAT HAVE  
19 WILDFIRE PREPARED PROPERTY, AS DETERMINED BY THE BOARD BY RULE.

20 (b) THE AMOUNT OF THE FEE IS AN AMOUNT EQUAL TO ONE-HALF  
21 PERCENT ON THE PERCENTAGE OF TOTAL PREMIUMS COLLECTED BY EACH  
22 INSURER IN THE ADMITTED MARKET IN THE IMMEDIATELY PRECEDING  
23 CALENDAR YEAR ON HOMEOWNER'S INSURANCE POLICIES ISSUED IN THE  
24 STATE.

25 (c) EACH INSURER SHALL COLLECT THE FEE FROM ITS  
26 POLICYHOLDERS, PAY THE FEE TO THE ENTERPRISE, AND LIST THE FEE AS  
27 AN ITEMIZED CHARGE ON ITS INSURANCE POLICY BILLING STATEMENTS.

1 (d) THE FEE IS NOT A PREMIUM FOR ANY PURPOSE, INCLUDING THE  
2 COMPUTATION OF THE GROSS PREMIUM TAX PURSUANT TO SECTION  
3 10-3-209 OR AN INSURANCE PRODUCER'S COMMISSION.

4 (e) THE ENTERPRISE SHALL ADOPT ANY RULES NECESSARY FOR THE  
5 IMPOSITION AND COLLECTION OF THE FEE.

6 (5) **Advisory committee.** THE BOARD MAY ESTABLISH AN  
7 ADVISORY COMMITTEE CONSISTING OF UP TO FIVE INDIVIDUALS WITH  
8 EXPERTISE IN FINANCING AND BONDING MECHANISMS AND INVESTMENTS  
9 TO ADVISE THE BOARD ON ITS ISSUANCE AND MANAGEMENT OF [REDACTED]  
10 REVENUE BONDS AND THE FINANCING OF THE ENTERPRISE AND  
11 REINSURANCE PROGRAM.

12 (6) **Fund.** (a) THE WILDFIRE CATASTROPHE REINSURANCE  
13 ENTERPRISE FUND IS CREATED IN THE STATE TREASURY.

14 (b) THE FUND CONSISTS OF:

15 (I) THE INSURER FEE IMPOSED ON HOMEOWNER'S INSURANCE  
16 POLICYHOLDERS PURSUANT TO SUBSECTION (4) OF THIS SECTION;

17 (II) REVENUE FROM [REDACTED] REVENUE BONDS ISSUED BY THE  
18 ENTERPRISE;

19 (III) MONEY FROM INVESTMENTS OF FEES COLLECTED AND [REDACTED]  
20 REVENUE BOND PURCHASE PAYMENTS;

21 (IV) GRANTS OR OTHER MONEY RECEIVED FROM THE FEDERAL  
22 GOVERNMENT OR GIFTS, GRANTS, OR DONATIONS RECEIVED FROM OTHER  
23 PUBLIC OR PRIVATE SOURCES TO SUPPORT AND ENHANCE ENTERPRISE  
24 ACTIVITIES; AND

25 (V) ANY MONEY THAT THE GENERAL ASSEMBLY MAY APPROPRIATE  
26 OR TRANSFER TO THE FUND.

27 (c) MONEY IN THE FUND IS CONTINUOUSLY APPROPRIATED TO THE

1 ENTERPRISE FOR THE ADMINISTRATION AND IMPLEMENTATION OF THIS  
2 PART 21, INCLUDING FOR REINSURANCE PAYMENTS MADE UNDER THE  
3 REINSURANCE PROGRAM AND OTHER ALLOWABLE PURPOSES UNDER THIS  
4 PART 21.

5 (d) THE STATE TREASURER SHALL CREDIT ALL INTEREST AND  
6 INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT OF MONEY IN THE  
7 FUND TO THE FUND.

8 (e) THE ENTERPRISE SHALL CREDIT THE INSURER FEE COLLECTED  
9 TO THE FUND. A FEE COLLECTED BY THE ENTERPRISE IS EXCLUDED FROM  
10 THE STATE'S FISCAL YEAR SPENDING.

11 (f) THE ENTERPRISE MAY LOWER THE INSURER FEE OR CEASE  
12 COLLECTING THE FEE IN ANY CALENDAR YEAR TO ENSURE THAT THE TOTAL  
13 AMOUNT OF FEE REVENUE DOES NOT EXCEED ONE HUNDRED MILLION  
14 DOLLARS OVER THE FIRST FIVE FISCAL YEARS OF THE ENTERPRISE'S  
15 EXISTENCE.

16 [REDACTED]  
17 (7) **Rules.** THE ENTERPRISE BOARD SHALL ADOPT RULES THAT ARE  
18 REASONABLE AND NECESSARY FOR THE IMPLEMENTATION AND  
19 ADMINISTRATION OF THE ENTERPRISE, INCLUDING RULES RELATING TO THE  
20 INSURER FEE, THE ISSUANCE OF [REDACTED] REVENUE BONDS, AND REINSURANCE  
21 PAYMENTS MADE PURSUANT TO THE REINSURANCE PROGRAM.

22 (8) **Reporting.** (a) NOTWITHSTANDING SECTION 24-1-136  
23 (11)(a)(I), BEGINNING JULY 1, 2027, AND EACH JULY 1 THEREAFTER, THE  
24 ENTERPRISE SHALL SUBMIT A REPORT TO THE COMMITTEES OF REFERENCE  
25 OF THE GENERAL ASSEMBLY TO WHICH THE DEPARTMENT IS ASSIGNED  
26 PURSUANT TO SECTION 2-7-203 CONCERNING THE ADMINISTRATION AND  
27 IMPLEMENTATION OF THE ENTERPRISE AND THE REINSURANCE PROGRAM.

1 (b) THE ANNUAL REPORT MUST INCLUDE:

2 (I) THE AMOUNT COLLECTED THROUGH THE ISSUANCE OF REVENUE BONDS AND THROUGH THE IMPOSITION OF THE INSURER FEE, IF  
3 REVENUE BONDS AND THROUGH THE IMPOSITION OF THE INSURER FEE, IF  
4 IMPOSED, MONEY EARNED THROUGH INVESTMENTS, AND THE  
5 UNOBLIGATED BALANCE OF THE FUND;

6 (II) THE EFFECT OF THE ENTERPRISE ON THE AVAILABILITY AND  
7 AFFORDABILITY OF HOMEOWNER'S INSURANCE IN THE STATE; AND

8 (III) ANY OTHER INFORMATION RELEVANT TO THE SUCCESS OF THE  
9 ENTERPRISE AND THE REINSURANCE PROGRAM.

10 **10-4-2104. Reinsurance program - creation - operation -**  
11 **payment parameters - calculation of reinsurance payments - eligible**

12 **insurer requests - rules - definition.** (1) THERE IS CREATED IN THE  
13 ENTERPRISE THE WILDFIRE CATASTROPHE REINSURANCE PROGRAM TO  
14 PROVIDE REINSURANCE PAYMENTS TO ELIGIBLE INSURERS. THE  
15 OBJECTIVES OF THE REINSURANCE PROGRAM ARE TO:

16 (a) ADDRESS THE CHALLENGES FACED BY COLORADANS IN  
17 AFFORDING HOMEOWNER'S INSURANCE;

18 (b) ENHANCE COMPETITION IN THE HOMEOWNER'S INSURANCE  
19 MARKET THROUGHOUT THE STATE;

20 (c) INCENTIVIZE INSURERS TO OFFER HOMEOWNER'S INSURANCE  
21 COVERAGE IN AREAS OF THE STATE AT HIGH RISK FOR DAMAGE OR LOSS  
22 DUE TO WILDFIRES;

23 (d) ENSURE INSURERS ARE OFFERING COVERAGE THROUGHOUT THE  
24 STATE; AND

25 (e) ENSURE INSURERS ARE PROPERLY ADMINISTERING CLAIMS  
26 ASSOCIATED WITH STATE OR FEDERALLY DECLARED WILDFIRE-RELATED  
27 DISASTERS FOR WHICH THE ENTERPRISE MAKES REINSURANCE PAYMENTS

1 UNDER THIS SECTION.

2 (2) TO FURTHER THE BUSINESS PURPOSE OF THE ENTERPRISE, THE  
3 ENTERPRISE BOARD IS AUTHORIZED TO:

4 (a) TAKE REASONABLE ACTIONS AUTHORIZED PURSUANT TO THIS  
5 SECTION TO RAISE MONEY FOR THE IMPLEMENTATION AND  
6 ADMINISTRATION OF THE REINSURANCE PROGRAM TO ACHIEVE THE  
7 PURPOSE AND OBJECTIVES SPECIFIED IN SUBSECTION (1) OF THIS SECTION;

8 (b) ENTER INTO CONTRACTS TO CARRY OUT THE PROVISIONS AND  
9 PURPOSES OF THE REINSURANCE PROGRAM;

10 (c) ESTABLISH ADMINISTRATIVE AND ACCOUNTING PROCEDURES  
11 FOR THE OPERATION OF THE REINSURANCE PROGRAM;

12 (d) ESTABLISH PROCEDURES AND STANDARDS FOR ELIGIBLE  
13 INSURERS TO SUBMIT CLAIMS TO THE REINSURANCE PROGRAM;

14 (e) ESTABLISH OR ADJUST, BY RULE, THE ELIGIBILITY  
15 REQUIREMENTS AND PAYMENT PARAMETERS IN ACCORDANCE WITH  
16 SUBSECTION (3) OF THIS SECTION;

17 (f) TAKE LEGAL ACTION AS NECESSARY TO AVOID THE PAYMENT  
18 OF IMPROPER CLAIMS TO INSURERS; AND

19 (g) SUBJECT TO SECTION 10-4-2103 (1)(c), APPLY FOR, ACCEPT,  
20 AND ADMINISTER ANY FEDERAL OR STATE MONEY THAT MAY BECOME  
21 AVAILABLE TO THE ENTERPRISE RELATING TO A STATE OR FEDERALLY  
22 DECLARED WILDFIRE-RELATED DISASTER.

23 (3) FOR PURPOSES OF DETERMINING INSURER ELIGIBILITY FOR  
24 REINSURANCE PAYMENTS UNDER THE REINSURANCE PROGRAM, THE BOARD  
25 BY RULE SHALL:

26 (a) SET THE ELIGIBILITY REQUIREMENTS AND PAYMENT  
27 PARAMETERS FOR THE REINSURANCE PROGRAM TO ACHIEVE REDUCTIONS

1 IN CLAIMS COSTS IN GEOGRAPHIC RATING AREAS IN THE STATE;

2 (b) DETERMINE DATA REQUIREMENTS FOR REINSURANCE  
3 PAYMENTS MADE UNDER THE REINSURANCE PROGRAM AND COLLECT OR  
4 ACCESS DATA FROM EACH ELIGIBLE INSURER;

5 (c) UPON THE OCCURRENCE OF A STATE OR FEDERALLY DECLARED  
6 WILDFIRE-RELATED DISASTER, REQUIRE EACH ELIGIBLE INSURER TO  
7 REPORT TO THE ENTERPRISE ITS CLAIMS COSTS AS A RESULT OF THE  
8 WILDFIRE-RELATED DISASTER; AND

9 (d) IN EXCHANGE FOR ACCESS TO THE REINSURANCE PROGRAM TO  
10 MITIGATE AN INSURER'S RISK, REQUIRE AN ELIGIBLE INSURER TO:

11 (I) PROVIDE INSURANCE COVERAGE BASED UPON THE ELIGIBLE  
12 INSURER'S PERCENTAGE OF MARKET SHARE IN THE STATE TO AREAS  
13 THROUGHOUT THE STATE AT HIGHEST RISK FOR WILDFIRES; AND

14 (II) REDUCE PREMIUMS IN AREAS IN THE STATE AT HIGH RISK FOR  
15 WILDFIRES TO ACCOUNT FOR REINSURANCE PAYMENTS THAT WOULD BE  
16 PROVIDED THROUGH THE REINSURANCE PROGRAM.

17 (4) (a) IN RESPONSE TO A STATE OR FEDERALLY DECLARED  
18 WILDFIRE-RELATED DISASTER, THE ENTERPRISE BOARD SHALL CALCULATE  
19 EACH REINSURANCE PAYMENT BASED ON AN ELIGIBLE INSURER'S  
20 INCURRED CLAIMS COSTS FOR THE STATE OR FEDERALLY DECLARED  
21 WILDFIRE-RELATED DISASTER.

22 (b) AN ELIGIBLE INSURER MUST MAKE REQUESTS FOR  
23 REINSURANCE PAYMENTS IN ACCORDANCE WITH REQUIREMENTS  
24 ESTABLISHED BY THE BOARD BY RULE AND COMPLY WITH INSURER DATA  
25 REQUIREMENTS.

26 (5) (a) THE BOARD SHALL NOTIFY ELIGIBLE INSURERS OF  
27 REINSURANCE PAYMENTS TO BE MADE IN ACCORDANCE WITH SUBSECTION

1 (4) OF THIS SECTION AND SHALL DISBURSE REINSURANCE PAYMENTS TO AN  
2 ELIGIBLE INSURER.

3 (b) AN ELIGIBLE INSURER MAY REQUEST THAT THE BOARD  
4 RECONSIDER A DECISION ON THE INSURER'S REQUEST FOR REINSURANCE  
5 PAYMENTS WITHIN THIRTY DAYS AFTER NOTICE OF THE COMMISSIONER'S  
6 DECISION. A FINAL ACTION OF THE BOARD UNDER THIS SUBSECTION (5) IS  
7 SUBJECT TO JUDICIAL REVIEW IN ACCORDANCE WITH SECTION 24-4-106.

8 (6) IF THERE IS INSUFFICIENT MONEY IN THE FUND TO COVER  
9 INSURERS' TOTAL LOSSES FROM A STATE OR FEDERALLY DECLARED  
10 WILDFIRE-RELATED DISASTER, THE BOARD SHALL ESTABLISH PROCEDURES  
11 TO PAY INSURERS ON A PRO RATA BASIS BASED ON THE AMOUNT OF  
12 AVAILABLE MONEY IN THE FUND.

13 **10-4-2105. Severability.** IF ANY PROVISION OF THIS PART 21 OR  
14 THE APPLICATION THEREOF TO ANY PERSON OR CIRCUMSTANCE IS HELD  
15 INVALID, SUCH INVALIDITY DOES NOT AFFECT OTHER PROVISIONS OR  
16 APPLICATIONS OF THIS PART 21 THAT CAN BE GIVEN EFFECT WITHOUT THE  
17 INVALID PROVISION OR APPLICATION, AND TO THIS END THE PROVISIONS OF  
18 THIS PART 21 ARE DECLARED TO BE SEVERABLE.

19 **10-4-2106. Repeal of part - subject to review.** THIS PART 21 IS  
20 REPEALED, EFFECTIVE SEPTEMBER 1, 2035. BEFORE THE REPEAL, THE  
21 ENTERPRISE AND REINSURANCE PROGRAM ARE SCHEDULED FOR REVIEW IN  
22 ACCORDANCE WITH SECTION 24-34-104.

23 **SECTION 2.** In Colorado Revised Statutes, 24-34-104, **add**  
24 (36)(a)(VII) and (36)(a)(VIII) as follows:

25 **24-34-104. General assembly review of regulatory agencies**  
26 **and functions for repeal, continuation, or reestablishment - legislative**  
27 **declaration - repeal.** (36) (a) The following agencies, functions, or both

1 are scheduled for repeal on September 1, 2035:

2 (VII) THE STRENGTHEN COLORADO HOMES ENTERPRISE AND THE  
3 STRENGTHEN COLORADO HOMES ENTERPRISE GRANT PROGRAM CREATED  
4 IN PART 20 OF ARTICLE 4 OF TITLE 10;

5 (VIII) THE WILDFIRE CATASTROPHE REINSURANCE ENTERPRISE  
6 AND THE WILDFIRE CATASTROPHE REINSURANCE PROGRAM CREATED IN  
7 PART 21 OF ARTICLE 4 OF TITLE 10.

8

9 **SECTION 3.** In Colorado Revised Statutes, 10-4-405, **add** (1.3)  
10 as follows:

11 **10-4-405. Filing of rating information - certain coverages.**

12 (1.3) BEGINNING WITH RATE FILINGS SUBMITTED ON AND AFTER JANUARY  
13 1, 2026, AN ELIGIBLE INSURER, AS DEFINED IN SECTION 10-4-2102,  
14 OFFERING HOMEOWNER'S INSURANCE FOR PROPERTY LOCATED IN THE  
15 STATE SHALL INCLUDE IN ITS FILING THE FOLLOWING TWO SETS OF RATES:

16 (a) ONE SET OF RATES THAT SHOWS THE RATES AFTER TAKING INTO  
17 CONSIDERATION THE REINSURANCE PROGRAM CREATED IN SECTION  
18 10-4-2104; AND

19 (b) ONE SET OF RATES THAT SHOWS THE RATES AS IF THE  
20 REINSURANCE PROGRAM CREATED IN SECTION 10-4-2104 HAD NOT TAKEN  
21 EFFECT.

22 **SECTION 4.** In Colorado Revised Statutes, 10-4-110.8, **amend**  
23 **(6)(b)** as follows:

24 **10-4-110.8. Homeowner's insurance - prohibited and required**  
25 **practices - estimates of replacement value - additional living expense**  
26 **coverage - copies of policies - personal property contents coverage -**  
27 **inventory of personal property - requirements concerning total loss**



1 **scenarios resulting from wildfire disasters - definitions - rules.**

2 (6) (b) (I) All homeowner's insurance replacement-cost policies for a  
3 dwelling must include additional living expense coverage. This coverage  
4 must be available for a period of at least twelve months and is subject to  
5 other policy provisions. Insurers shall offer policyholders the opportunity  
6 to purchase a total of twenty-four months of ALE coverage and give an  
7 applicant an explanation of the purpose, terms, and cost of this coverage.  
8 This ~~paragraph (b)~~ SUBSECTION (6)(b) does not apply to any A  
9 homeowner's insurance policy that already includes at least twenty-four  
10 months of ALE coverage as a standard provision.

11 (II) IN ADDITION TO OFFERING A REPLACEMENT-COST POLICY IN  
12 ACCORDANCE WITH SUBSECTION (6)(b)(I) OF THIS SECTION, AN INSURER  
13 MAY OFFER A REPLACEMENT-COST POLICY THAT HAS A REASONABLE  
14 COVERAGE LIMIT OR PERCENTAGE CAP FOR ADDITIONAL LIVING EXPENSES  
15 IF THE INSURER PROVIDES A PREMIUM DECREASE FOR THE COVERAGE LIMIT  
16 OR PERCENTAGE CAP THAT IS APPROVED BY THE DIVISION.

17 **SECTION 5. Appropriation.** (1) For the 2025-26 state fiscal  
18 year, \$7,410,037 is appropriated to the department of regulatory agencies.  
19 This appropriation is from the strengthen Colorado homes enterprise fund  
20 created in section 10-4-2003 (5)(a), C.R.S. To implement this act, the  
21 department may use this appropriation as follows:

22 (a) \$7,356,541 for use by the division of insurance for the  
23 strengthen Colorado homes enterprise, which amount is based on an  
24 assumption that the division will require an additional 0.8 FTE; and

25 (b) \$53,496 for the purchase of legal services.

26 (2) For the 2025-26 state fiscal year, \$53,496 is appropriated to  
27 the department of law. This appropriation is from reappropriated funds

1 received from the department of regulatory agencies under subsection  
2 (1)(b) of this section and is based on an assumption that the department  
3 of law will require an additional 0.2 FTE. To implement this act, the  
4 department of law may use this appropriation to provide legal services for  
5 the department of regulatory agencies.

6 (3) For the 2025-26 state fiscal year, \$53,496 is appropriated to  
7 the department of law. This appropriation is from the legal services cash  
8 fund created in section 24-31-108 (4), C.R.S., from revenue received  
9 from the department of regulatory agencies that is continuously  
10 appropriated to the division of insurance from the wildfire catastrophe  
11 reinsurance enterprise fund created in section 10-4-2103 (6)(a), C.R.S.  
12 The appropriation to the department of law is based on an assumption that  
13 the department will require an additional 0.2 FTE. To implement this act,  
14 the department of law may use this appropriation to provide legal services  
15 for the department of regulatory agencies.

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