

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

February 18, 2026
Date

Committee on Transportation, Housing & Local Government.

After consideration on the merits, the Committee recommends the following:

HB26-1099 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 2, lines 4 and 5, strike "**study - contribution to**
2 **reserves.**" and substitute "**study.**".

- 3 Page 2, lines 6 through 8, strike "(a) PRIOR TO THE SALE OR CONVEYANCE
4 BY A DECLARANT TO THE FIRST PURCHASER OF A UNIT IN A PLANNED
5 COMMUNITY OR CONDOMINIUM," and substitute "PRIOR TO TRANSFER OF
6 CONTROL FROM THE DECLARANT TO THE ASSOCIATION OF A PLANNED
7 COMMUNITY OR CONDOMINIUM,".

- 8 Page 3, line 6, strike "(b)" and substitute "(2)" and strike "(1)(a)" and
9 substitute "(1)".

- 10 Page 3, strike lines 9 through 16 and substitute "PROPERTY OF THE
11 PLANNED COMMUNITY OR CONDOMINIUM.".

- 12 Page 3, line 17, strike "(d)" and substitute "(3)".

- 13 Page 3, line 20, strike "(I)" and substitute "(a)".

- 14 Page 3, line 22, strike "(II)" and substitute "(b)".

- 15 Page 3, line 23, strike "DECLARANT;" and substitute "DECLARANT, OTHER
16 THAN BEING RETAINED BY THE DECLARANT TO CONDUCT RESERVE
17 STUDIES;".

- 18 Page 3, line 24, strike "(III)" and substitute "(c)".

- 19 Page 3, strike lines 25 through 27.

- 1 Page 4, strike lines 1 through 10.
- 2 Page 5, strike lines 17 and 18 and substitute "SECTION 38-33.3-209.2."

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