

SENATE COMMITTEE OF REFERENCE REPORT

Chair of Committee

March 18, 2026
Date

Committee on Local Government & Housing.

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

HB26-1098 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation and with a recommendation that it be placed on the consent calendar:

- 1 Amend reengrossed bill, page 15, line 23, strike "(2)(a), (2)(d), and (3)"
2 and substitute "(2)(a)".
- 3 Strike page 16 and substitute "commenced at any time by any interested
4 person as defined in ~~paragraph (c) of this subsection (2)~~ SUBSECTION
5 (2)(c) OF THIS SECTION, by an omitted party, or by anyone claiming by,
6 through, or under an omitted party, is afforded ~~rights of cure if the~~
7 ~~omitted party would have been entitled to cure pursuant to section~~
8 ~~38-38-104, or is afforded~~ redemption rights if the omitted party would
9 have been entitled to redeem pursuant to section 38-38-302, upon such
10 terms as the court may deem equitable under the circumstances, which
11 terms shall not, however, be more favorable than the person's statutory
12 rights. The court shall give full consideration to whether the omitted party
13 or anyone claiming by, through, or under an omitted party was given or
14 had actual notice or knowledge of the foreclosure and was given an
15 opportunity to exercise statutory rights to cure or redeem."
- 16 Page 17, strike lines 1 through 6.

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