

HOUSE COMMITTEE OF REFERENCE REPORT

\_\_\_\_\_  
Chair of Committee

March 13, 2025  
Date

Committee on Business Affairs & Labor.

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

HB25-1182 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, line 4, strike "**Homeowner's**" and substitute  
2 "**Homeowner and commercial**".

3 Page 2, after line 10 insert:

4 "(b) "COMMUNITY-LEVEL MITIGATION ACTION" MEANS A  
5 SCIENCE-BASED MITIGATION ACTION AS DEMONSTRATED BY A  
6 COMMUNITY-OR NEIGHBORHOOD-LEVEL DESIGNATION OR CERTIFICATION  
7 OR AS UNDERTAKEN BY A GOVERNMENT ENTITY.

8 (c) "PROPERTY-SPECIFIC MITIGATION ACTION" MEANS A  
9 SCIENCE-BASED MITIGATION ACTION AS DEMONSTRATED BY THE  
10 "WILDFIRE PREPARED HOME" DESIGNATION FROM THE INSURANCE  
11 INSTITUTE FOR BUSINESS AND HOME SAFETY OR BY A SIMILAR  
12 MITIGATION PROGRAM THAT INCLUDES A VERIFICATION AND  
13 CERTIFICATION PROCESS."

14 Reletter succeeding paragraph accordingly.

15 Page 2, line 19, after "(2)" insert "(a)".

16 Page 2, line 23, after "RATES," insert "AN ACTUARIAL JUSTIFICATION FOR  
17 ALL RATING FACTORS, INCLUDING MITIGATION DISCOUNTS OFFERED,".

18 Page 2, after line 25 insert:

19 "(b) AN INSURER SHALL SUBMIT TO THE DIVISION, AS PART OF  
20 THEIR RATE FILINGS, INFORMATION ON HOW THE MODELS USED FOR  
21 UNDERWRITING AND RATING ACCOUNT FOR STATE-WIDE MITIGATION  
22 ACTIVITIES, SUCH AS FOREST TREATMENT, INVESTMENTS IN WILDFIRE

1 FIGHTING AND MITIGATION EQUIPMENT, AND UTILITY WILDFIRE  
2 MITIGATION ACTIVITIES UNDERTAKEN PURSUANT TO A WILDFIRE  
3 MITIGATION PLAN APPROVED BY THE PUBLIC UTILITIES COMMISSION.

4 (c) MODELS SUBMITTED TO THE COMMISSIONER PURSUANT TO THIS  
5 SECTION SHALL BE TREATED AS TRADE SECRETS AND NOT SUBJECT TO  
6 DISCLOSURE UNDER THE "COLORADO OPEN RECORDS ACT, PART 2 OF  
7 ARTICLE 72 OF TITLE 24."

8 Page 3, strike lines 3 and 4 and substitute "ENSURE THE FOLLOWING  
9 FACTORS ARE EITHER INCORPORATED IN THE WILDFIRE RISK MODEL,  
10 CATASTROPHE MODEL, OR COMBINATION OF MODELS OR ARE OTHERWISE  
11 DEMONSTRABLY INCLUDED IN THE INSURER'S UNDERWRITING AND  
12 PRICING:".

13 Page 3, line 8, after "WILDFIRE;" and insert "AND".

14 Page 3, line 9, strike "DESIGNATIONS;" and substitute "DESIGNATIONS,  
15 INCLUDING FOREST TREATMENT AND OTHER FUEL REDUCTION  
16 ACTIVITIES.".

17 Page 3, strike lines 10 through 12 and substitute:

18 "(4) IF AN INSURER DOES NOT INCORPORATE PROPERTY-SPECIFIC  
19 AND COMMUNITY-LEVEL MITIGATION ACTIONS INTO ITS MODELS, THE  
20 INSURER SHALL PROVIDE DISCOUNTS TO POLICYHOLDERS WHO CAN  
21 DEMONSTRATE THAT PROPERTY-SPECIFIC MITIGATION ACTIONS HAVE BEEN  
22 UNDERTAKEN ON THE PROPERTY OR COMMUNITY-LEVEL MITIGATION  
23 ACTIONS HAVE BEEN UNDERTAKEN IN SUFFICIENT PROXIMITY TO THE  
24 PROPERTY TO REDUCE THE RISK OF LOSS.".

25 Renumber succeeding subsections accordingly.

26 Page 3, line 16, strike "SPECIFIED MITIGATION EFFORTS" and substitute  
27 "PROPERTY-SPECIFIC MITIGATION ACTIONS OR PROVIDE EVIDENCE OF  
28 COMMUNITY-LEVEL MITIGATION ACTIONS".

29 Page 3, line 19, strike "WILDFIRE RISK" and substitute  
30 "PROPERTY-SPECIFIC".

31 Page 3, line 20, strike "UNDERTAKE THAT WOULD" and substitute  
32 "UNDERTAKE AND COMMUNITY-LEVEL MITIGATION ACTIONS THAT  
33 COULD".

34 Page 3, lines 23 and 24, strike "WILDFIRE RISK MITIGATION".

- 1 Page 3, line 25, after "INSURER" insert "THAT PROVIDES A MITIGATION  
2 DISCOUNT OR".
- 3 Page 4, line 3, after "OF" insert "THE APPLICABLE MITIGATION  
4 DISCOUNTS," and strike "SCORE" and substitute "SCORE,".
- 5 Page 4, line 9, strike "CLASSIFICATION;" and substitute "CLASSIFICATION,  
6 INCLUDING AN EXPLANATION THAT INSURERS MAY USE DIFFERENT MODELS  
7 AND HAVE DIFFERENT RISK SCORE RANGES THAT COULD RESULT IN  
8 DIFFERENT RISK SCORES FROM OTHER INSURERS;".
- 9 Page 4, strike lines 14 through 16 and substitute "CLASSIFICATIONS  
10 PROVIDED BY THE INSURER'S RISK MODEL;".
- 11 Renumber succeeding subparagraphs accordingly.
- 12 Page 4, line 19, strike "SPECIFIC" and substitute "PRIMARY".
- 13 Page 4, line 21, strike "WILDFIRE RISK MITIGATION" and substitute  
14 "PROPERTY-SPECIFIC MITIGATION OR COMMUNITY-LEVEL MITIGATION".
- 15 Page 5, lines 2 and 3, strike "AT LEAST SIXTY DAYS BEFORE A RENEWAL  
16 OF A POLICY;" and substitute " IN THE OFFER OF RENEWAL;".
- 17 Page 5, strike lines 4 and 5 and substitute:  
18 "(c) FOR POLICYHOLDERS THAT ARE NOT BEING OFFERED A  
19 RENEWAL, WITH THE NONRENEWAL NOTICE; AND".
- 20 Page 5, strike line 7 and substitute "APPLICANT HAS COMPLETED A  
21 PROPERTY-SPECIFIC MITIGATION ACTION OR PROVIDES EVIDENCE OF A  
22 COMMUNITY-LEVEL MITIGATION ACTION IN SUFFICIENT PROXIMITY TO THE  
23 PROPERTY TO REDUCE THE RISK OF LOSS".
- 24 Page 5, strike lines 14 through 16 and substitute "INSURANCE WHOSE  
25 WILDFIRE RISK MODEL SCORE, WILDFIRE RISK CLASSIFICATION ASSIGNED  
26 TO THE PROPERTY, OR APPLICABLE MITIGATION DISCOUNT IS INACCURATE  
27 AND PROVIDES EVIDENCE OF THE PROPERTY-SPECIFIC OR  
28 COMMUNITY-LEVEL MITIGATION ACTION MAY APPEAL THE SCORE".
- 29 Page 5, line 19, after "CLASSIFICATION" insert "OR APPLICABLE  
30 MITIGATION DISCOUNT".
- 31 Page 5, line 20, after "CLASSIFICATION" insert "OR DISCOUNT".

- 1 Page 5, line 21, strike "(5)" and substitute "(6)".
- 2 Page 5, line 23, strike "CLASSIFICATION," and substitute "CLASSIFICATION  
3 OR APPLICABLE WILDFIRE DISCOUNT,".
- 4 Page 6, after line 3 insert:  
  
5 "(9) THIS SECTION APPLIES TO PROPERTY INSURANCE COVERAGE  
6 PROVIDED BY THE FAIR ACCESS TO INSURANCE REQUIREMENTS PLAN  
7 ASSOCIATION CREATED IN SECTION 10-4-1804.".
- 8 Renumber succeeding subsection accordingly.
- 9 Page 6, line 7, strike "January" and substitute "July".
- 10 Page 6, strike lines 13 through 15 and substitute "2026 and, in such case,  
11 will take effect on the date of the official declaration of the vote thereon  
12 by the governor.".
- 13 Strike "OR A REINSURER" on: **Page 2**, lines 9 and 13.
- 14 Strike "OR REINSURER" on: **Page 2**, line 19 and **Page 3**, line 1.

\*\* \*\*\* \*\* \*\*\* \*\*