

**First Regular Session  
Seventy-second General Assembly  
STATE OF COLORADO**

**INTRODUCED**

LLS NO. 19-0539.01 Bob Lackner x4350

**HOUSE BILL 19-1084**

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**HOUSE SPONSORSHIP**

**Gray,**

**SENATE SPONSORSHIP**

**Zenzinger,**

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**House Committees**

Transportation & Local Government

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING A REQUIREMENT THAT NOTICE OF A DETERMINATION BY**  
102                **AN URBAN RENEWAL AUTHORITY ON WHETHER A PARTICULAR**  
103                **LAND AREA IS BLIGHTED BE GIVEN TO OWNERS OF PRIVATE**  
104                **PROPERTY WITHIN THE AREA.**

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**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>.)*

Under current law, before an urban renewal authority (authority) may undertake an urban renewal project for an urban renewal area, it must determine that the area is a slum, blighted area, or a combination of

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
Capital letters or bold & italic numbers indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.

such conditions. When the authority determines that the area is not a slum, a blighted area, or a combination of such conditions, the authority is also required under current law to send notice of the determination to any owner of private property located within the area within 30 days of the determination. The bill modifies this latter requirement by requiring notice be provided to such property owners within 5 days of either determination being made.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2           **SECTION 1.** In Colorado Revised Statutes, 31-25-107, **amend**  
3 (1)(b) as follows:

4           **31-25-107. Approval of urban renewal plans by local**  
5 **governing body - definitions.** (1) (b) Notwithstanding ~~any other~~  
6 ~~provision of this part 1, and in addition to any other notice required by~~  
7 ~~law, within thirty days of the commissioning of a study to determine~~  
8 ~~whether an area is a slum, blighted area, or a combination thereof in~~  
9 ~~accordance with the requirements of paragraph (a) of this subsection (1)~~  
10 ~~SUBSECTION (1)(a) OF THIS SECTION, the authority shall provide notice to~~  
11 ~~any owner of private property located in the area that is the subject of the~~  
12 ~~study by mailing notice to the owner by regular mail at the last-known~~  
13 ~~address of record. The notice shall state that the authority is commencing~~  
14 ~~a study necessary for making a determination as to whether the area in~~  
15 ~~which the owner owns property is a slum or a blighted area. Where the~~  
16 ~~authority makes a determination that the area is not a slum, blighted area,~~  
17 ~~or a combination thereof, within thirty~~ WITHIN FIVE days of making such  
18 determination, the authority OR THE MUNICIPALITY, AS APPLICABLE, shall  
19 also ~~send~~ PROVIDE notice of ~~such~~ THE determination to any owner of  
20 private property located in the area that is the subject of the study by  
21 mailing notice to the owner by regular mail at the last-known address of  
22 record. For purposes of this ~~paragraph (b)~~ SUBSECTION (1)(b), "private

1 property" means, as applied to real property, only a fee ownership  
2 interest.

3           **SECTION 2. Act subject to petition - effective date.** This act  
4 takes effect September 1, 2019; except that, if a referendum petition is  
5 filed pursuant to section 1 (3) of article V of the state constitution against  
6 this act or an item, section, or part of this act within the ninety-day period  
7 after final adjournment of the general assembly, then the act, item,  
8 section, or part will not take effect unless approved by the people at the  
9 general election to be held in November 2020 and, in such case, will take  
10 effect on the date of the official declaration of the vote thereon by the  
11 governor.