A BILL FOR AN ACT

CONCERNING A REQUIREMENT THAT NOTICE OF A DETERMINATION ON WHETHER A PARTICULAR LAND AREA IS BLIGHTED BE GIVEN TO OWNERS OF PRIVATE PROPERTY WITHIN THE AREA.

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 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.

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

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

31-25-107. Approval of urban renewal plans by local governing body - definitions. (1) (b) Notwithstanding any other provision of this part 1, and in addition to any other notice required by law, within thirty days of the commissioning of a study to determine whether an area is a slum, blighted area, or a combination thereof in accordance with the requirements of paragraph (a) of this subsection (1) SUBSECTION (1)(a) OF THIS SECTION, the authority shall provide notice to any owner of private property located in the area that is the subject of the study by mailing notice to the owner by regular mail at the last-known address of record. The notice shall state that the authority is commencing a study necessary for making a determination as to whether the area in which the owner owns property is a slum or a blighted area. Where the authority makes a determination that the area is not a slum, blighted area, or a combination thereof, within thirty days of making such determination, the authority OR THE MUNICIPALITY, AS APPLICABLE, shall also send notice of such determination to any owner of private property located in the area that is the subject of the study by mailing notice to the owner by regular mail at the last-known address of record. For purposes of this paragraph (b) SUBSECTION (1)(b), "private property" means, as applied to real property, only a fee ownership
interest.

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