



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Fiscal Note

Drafting Number:	LLS 22-0156	Date:	January 25, 2022
Prime Sponsors:	Sen. Holbert Rep. Hooton; Ransom	Bill Status:	Senate Local Government
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Bill Topic: HOA VOTING PROXY LIMITATIONS

Summary of Fiscal Impact:

<input type="checkbox"/> State Revenue	<input type="checkbox"/> TABOR Refund
<input checked="" type="checkbox"/> State Expenditure	<input type="checkbox"/> Local Government
<input type="checkbox"/> State Transfer	<input type="checkbox"/> Statutory Public Entity

The bill limits the authority of proxy holders to vote at meetings of homeowners' associations. It minimally increases state workload beginning in FY 2022-23.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: The fiscal note reflects the introduced bill.

Summary of Legislation

Current law allow for a unit owner in a homeowners' association (HOA) to designate a proxy holder to vote on the owner's behalf. The bill limits the authority of a proxy holder by requiring the owner to specify the meeting and topic for which the proxy holder may vote. For associations of at least fifty units, the bill prohibits a proxy holder from representing more than five percent of the units unless the authority is granted for the purpose of establishing a quorum to hold a meeting.

State Expenditures

HOAs are regulated by the HOA Information and Resource Center in the Department of Regulatory Agencies. Workload may increase for the center to respond to questions from HOAs regarding the bill. This workload is expected to be minimal and no change in appropriations is required.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed. It applies to HOA meetings occurring on and after the bill's effective date.

State and Local Government Contacts

Regulatory Agencies