

LEGISLATIVE REQUEST FOR INTERIM STUDY COMMITTEE

To: Legislative Council

Requested by: Representative Titone
With support of: Representative Parenti

Re: Request for interim committee regarding Common Interest Community Governance and Dispute Resolution

Date: 4/12/2023

Information Required Pursuant to Section 2-3-303.3, C.R.S.

I hereby request that an interim study committee be formed to study common interest community governance and dispute resolution during the interim between the 2023 and 2024 legislative sessions. The interim study committee would be named the "Common Interest Community Interim Study Committee".

The policy issues to be studied are concerns relating to homeowners' associations (HOAs), including sources of conflict between HOA boards and homeowners, communication and conflict resolution, HOA governance, HOA homeowners' rights, HOA compliance with the Colorado Common Interest Ownership Act (CCIOA), enforcement of HOA covenants against homeowners, CCIOA and its relation to the uniform Common Interest Ownership Act, and oversight of community association managers (CAMs) and management companies.

The interim study committee would need to meet up to 8 times to study the issues.

The interim study committee should consist of 7 members of the general assembly selected as follows:

- 3 members of the Senate, with 2 appointed by the President of the Senate, and 1 appointed by the Minority Leader of the Senate.
- 4 members of the House of Representatives, with 3 appointed by the Speaker of the House of Representatives, and 1 appointed by the Minority Leader of the House of Representatives.

Nonlegislative members will not have a role in the interim study committee.

A task force is not necessary to assist the interim study committee in studying the scope of the policy issues described above.

The interim study committee will need up to 6 bills to address the issues it studies.

Additional Information Related to the Interim Study Committee Request

The Department of Regulatory Agencies and the Attorney General's Office may be called upon to provide assistance or information to the interim study committee.

The interim study committee would like to conduct one meeting outside of the Denver metropolitan area to gather information from areas outside the metro area to get different perspectives, but only if remote testimony is not possible.

Thank you for your consideration of this request.