

## CHAPTER 11

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**PROPERTY**

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**HOUSE BILL 94-1104**

BY REPRESENTATIVES Prinster, May, and Schauer;  
also SENATOR Bishop.

**AN ACT****CONCERNING THE INCLUSION OF ASSESSORS' IDENTIFYING INFORMATION IN DOCUMENTS  
EVIDENCING THE CONVEYANCE OF REAL PROPERTY.**

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

**SECTION 1.** 38-35-122, Colorado Revised Statutes, 1982 Repl. Vol., as amended, is amended to read:

**38-35-122. Inclusion of street address and assessor information with legal description.** (1) (a) All documents of title relating to real property, including instruments creating a lien on real property, except mechanics' liens and judgment liens, shall include as an aid to identification, immediately preceding or following the legal description of the property, the street address or comparable identifying numbers, if such address or numbers are displayed on the property or any building thereon.

(b) PREPARERS OF CONVEYANCE DOCUMENTS MAY INCLUDE AS AN AID TO IDENTIFICATION, IMMEDIATELY PRECEDING OR FOLLOWING THE LEGAL DESCRIPTION OF THE PROPERTY, THE ASSESSOR'S SCHEDULE NUMBER OR PARCEL NUMBER.

(2) Should any variance or ambiguity result from the inclusion of a street address, ~~or~~ identifying number, OR ASSESSOR'S SCHEDULE NUMBER OR PARCEL NUMBER on a document, the legal description of the property shall govern.

(3) The fact that a document of title does not contain an address, ~~or~~ identifying number, OR ASSESSOR'S SCHEDULE NUMBER OR PARCEL NUMBER shall not render the document ineffective nor render title unmarketable if the legal description appears therein.

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*Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.*

**SECTION 2. Safety clause.** The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, and safety.

Approved: March 9, 1994