

# Summary of Legislation

## 2024



### Local Government

The General Assembly considered several measures impacting local governments in 2024, including bills that limit the actions of home owners' associations, modify certain taxing mechanisms, and affect local government regulatory authority. For further information on local governments in Colorado, see the [2023 Local Government Handbook](#).

### Special Districts

Special districts are political subdivisions of the State of Colorado that provide services or infrastructure to promote the health, safety, prosperity, security, and general welfare of district inhabitants. There are approximately 2,800 special districts throughout the state.

### Emergency Services Districts

[Senate Bill 24-194](#) authorizes a special district that provides emergency services to impose an impact fee on the construction of new buildings or on improvements on previously improved or unimproved real property. The bill outlines notification, schedule, and other process requirements as well as limitations associated with the impact fees. The bill also authorizes fire and ambulance districts to levy a uniform sales tax to exclusively provide fire protection and ambulance services, if approved by the voters.

### Metropolitan Districts and Common Interest Communities

The General Assembly continued a trend from recent years in addressing concerns from homeowners about authority of home owners' associations (HOAs).

[House Bill 24-1267](#) requires metropolitan districts and homeowners associations to comply with certain requirements for covenant enforcement and design review services. Changes include requiring a metro district to adopt policies regarding disputes between the district and unit owners, and puts restrictions on foreclosing on a lien. It also limits restrictions on certain types of activity of homeowners, including displaying flags and signs and installing drought tolerant landscaping, among others.

[Senate Bill 24-134](#) addresses the operation of a home-based business in an HOA, also known as a common interest community (CIC). The bill defines a home-based business as a business that has its main office or runs its primary business operations from a residence, and prevents a CIC from prohibiting a home-based business if the operators are following reasonable rules adopted by the CIC.

### Uniformity of State Law

The General Assembly passed several bills in 2024 that addressed concerns regarding consistency in state policy and enforcement of state law across the state.

## Local Government

[House Bill 24-1371](#) addresses concerns of human trafficking associated with massage facilities by requiring local governments to conduct periodic criminal background checks on massage facility operators, owners, and employees. This requirement applies to all massage facilities, even those that may not be licensed by a local government.

In an effort to provide clarification on complications that arise from roadwork that may impact other infrastructure,

[House Bill 24-1266](#) enables local governments and investor-owned utility companies to coordinate on utility relocation work that is necessitated by a road improvement project. The bill requires a local government to notify utility companies of the project's proposed design, project timeline, and whether the utility company may qualify for assistance to offset expenses.

As part of the statewide effort to continue to increase utility scale renewable energy generation in the state, [Senate Bill 24-212](#) directs the Energy and Carbon Management Commission within the Department of Natural Resources to provide technical assistance on development and review of codes concerning renewable energy projects, at the request of local governments. The bill also directs the Division of Parks and Wildlife to provide best management practices to avoid wildlife impacts from these projects.

## Financing, Taxes, and Fees

The General Assembly also passed bills that changed how local governments can generate revenues and finance development projects.

[House Bill 24-1172](#) aims to direct economic investment into certain unincorporated areas in need of revitalization. The bill allows a corporate entity, known as a county revitalization authority, to use tax increment and private financing to carry out a county revitalization plan. The plan must be reviewed by a county planning commission, approved by the board of county commissioners, and include opportunities for public participation.

The General Assembly continued addressing the effects of rising property taxes in the state by passing [Senate Bill 24-002](#) which allows boards of county commissioners and a municipality to establish a program of limited county property tax credits or rebates.

[House Bill 24-1269](#) makes changes to the fee schedule for filing documents with county clerks and clarifies that a death certificate, if recorded into real estate records, is public record. Additionally, [House Bill 24-1443](#) doubles fees charged by public trustees of each county and will adjust fees for inflation every other year.

