

House Transportation, Housing & Local Government

04/08/2025 01:30 PM

SB25-002 Regl Bldg Codes for Factory-Built Structures

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Jeany Rush Against themselves	<p>TO: Senate Committee of Local Government & Housing</p> <p>RE: SB25-002 Concerning the Development of Regional Building Codes that account for Local CLIMATIC and GEOGRAPHIC conditions for the construction and installation of residential and nonresidential factory-built structures</p> <p>SPONSORS:BRIDGES, EXUM, BOESNECKER, STEWART 2-6-25</p> <p>FROM: JEANY RUSH, COLORADO SPRINGS CONSTITUENT</p> <p>VOTE: NO STILL NOT FOR THIS 4-8-25</p> <p>"The bill provides that after the state housing board (board) adopts rules about any activity required to undertake or complete the construction or installation of a factory-built nonresidential structure, a factory-built residential structure, or a factory-built tiny home (factory-built structure), the state plumbing board, the state electrical board, and the state fire suppression administrator do not have jurisdiction over and their rules do not apply to a factory-built structure.</p> <p>On or before July 1, 2026, the advisory committee on factory-built structures (advisory committee) is required to develop regional building codes for factory-built structures and implementation requirements and submit the recommended codes to the board." YOUR WORDS TO INTRODUCE THIS BILL.</p> <p>This bill creates several more levels of government/over reach in our already flooded industry of real estate, construction, and mandates, statutes, rules, fees, procedures, and much more to slow down, private ownership. It also creates non-elected people making decisions for this industry. We have building rules for factory built, etc. forms of construction. Further we already have city, county, and state, and federal regulation for all of this. We do not need Colorado to jump into more and more STATE control like the gulag has taken permanent residency into our lives and our communities.</p> <p>I see something else that is bothersome, worrisome even. With all of the growth, development, etc. in our state, we are seeing more and more encroachment into our personal ownership lives, into our land ownership, and to my dismay, the encroachment of the counties into municipality creation, encroaching more into unincorporated areas, into county owned land, and how that restricts land owners. I am not sure some of these county encroachments are even legal by many revelations of land grabs, Chevron repeals, etc. Colorado keeps creeping further and further into the fog of Over Lord control.</p> <p>When you add the professionals, plumbing, electrical, builders, etc. you are adding even more layers, when we already have those laws. This is just too much and way</p>

	<p>too fast. In the interest of satisfying the liberal bot organizations, even the Bloomberg bots and folks writing our bills for us from afar, and the inability for our legislators and citizens to even comprehend, read, react to the over use of laws which harm not help. I would table this for now, and stop trying to take away every right we have in Colorado.</p>
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April 5, 2025

RE: SB25-184 SUNSET HOA INFORMATION & RESOURCE CENTER —SUPPORT

Dear Members of the House Transportation, Housing and Local Government:

My name is Kate van Houten, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of SB25-184, on behalf of the League of Women Voters of Colorado.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 105 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in several regions around the state.

The LWVCO supports policies to provide a decent home and a suitable living environment for every person, and equal rights and equal opportunity for all.

The HOA Information Center is a critical supportive service provided by the DRE for unit owners, HOA managers, realtors and HOA boards. It provides regulatory guidance and support, as well as forms. It also handles unit owners' complaints regarding their HOAs and tracks that information. The additional language in this bill regarding candidate appointments provides restrictions that add guardrails on conflicts of interest.

We urge the committee members to vote YES on SB25-184. Thank you for your consideration of this important bill.

Respectfully,
Kate van Houten, Volunteer Lobbyist, Housing
League of Women Voters of Colorado
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