

HB23-1105

Homeowners' Association And Metropolitan District Homeowners' Rights Task Forces Reps Parenti & Titone

SUMMARY

This bill establishes two task forces within the Department of Local Affairs to conduct comprehensive studies around current law and practices affecting certain homeowners' rights in Common Interest Communities and Metro Districts.

WHAT THIS BILL DOES (as amended)

Metro District Task Force

- Created in Department of Law
- Members designated or appointed by December 1, 2023
 - Department of Law designee (by AG)
 - Div of Real Estate director or designee
 - DOLA Div of Housing director or designee
 - Appointees from House & Senate Housing Committee:
 - House & Senate members
 - City Councilmember
 - County Commissioner
 - Two homeowners (one from disproportionately impacted community; one serving on Metro District board)
 - Attorneys specializing in Colorado special district law (one each representing homeowners and metro districts)
 - Metro District homeowner advocacy organization designee
 - Developer representative (must have 1 or more subdivisions in a Metro District)
 - Affordable Housing non-profit organization representative
- Third-party facilitator will be hired and public advisory committee can be formed to assist in the work.
- Prepare a report due on or before March 1, 2024

HOA Task Force

- Created in Department of Law
- Members designated or appointed by July 1, 2023
 - Department of Law designee (by AG)
 - Div of Real Estate director or designee
 - HOA Information Officer
 - Appointees from House & Senate Housing Committee
 - House & Senate members
 - Two HOA homeowners (one from disproportionately impacted community; one HOA board member)
 - Two attorneys specializing in CCIOA law (one primarily representing homeowners)
 - Homeowner advocacy organization designee
 - Developer representative
 - Accredited Community Association Manager
- Third-party facilitator will be hired and public advisory committee can be formed to assist in the work.
- Interim report due on or before September 30, 2023.
- Final report due on or before December 31, 2023.

WHY YOU SHOULD VOTE YES

- 1,819 Metro Districts in the state
- Nearly **half of all Colorado residents** are in an HOA
- Numerous investigative media reports on issues ranging from **transparency to taxation without representation**
- **No comprehensive analysis** of HOA or Metro District issues **in over 30 years**
- Task forces are **deliberately broad and balanced** for best possible results

SUPPORTING

Douglas County

MONITORING

AARP
NAIOP
ICSC
Land Title Assn of Colorado
Boulder Chamber
Denver Urban Renewal Authority

MONITORING

Colorado Springs Chamber of Commerce
Colorado Municipal Bond Dealers Assn
Build Our Homes Right
Colorado Coalition for Responsible Associations
Colorado Infrastructure Coalition
GreenCO
Independent Electrical Contractors - Rocky Mountain

AMENDING

Metro District Education Coalition
Special District Assn of Colorado
Green Mountain Water & Sanitation District
Community Association Institute
Associa
Colorado Bankers Assn
Colorado Assn of Home Builders
Rocky Mountain Mechanical Contractors Assn.