

First Regular Session
Seventy-fourth General Assembly
STATE OF COLORADO

REREVISED

*This Version Includes All Amendments
Adopted in the Second House*

LLS NO. 23-0658.01 Jennifer Berman x3286

HOUSE BILL 23-1105

HOUSE SPONSORSHIP

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House Committees

Business Affairs & Labor
Appropriations

Senate Committees

Local Government & Housing
Appropriations

SENATE
Amended 3rd Reading
May 1, 2023

A BILL FOR AN ACT

101 **CONCERNING THE CREATION OF TASK FORCES TO EXAMINE ISSUES**
102 **AFFECTING CERTAIN HOMEOWNERS' RIGHTS, AND, IN**
103 **CONNECTION THEREWITH, CREATING THE HOA HOMEOWNERS'**
104 **RIGHTS TASK FORCE AND THE METROPOLITAN DISTRICT**
105 **HOMEOWNERS' RIGHTS TASK FORCE, AND MAKING AN**
106 **APPROPRIATION.**

SENATE
Amended 2nd Reading
April 28, 2023

HOUSE
3rd Reading Unamended
April 13, 2023

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

The bill creates the HOA homeowners' rights task force (HOA task

HOUSE
Amended 2nd Reading
April 12, 2023

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

force) and the metropolitan district homeowners' rights task force (metro district task force) in the division of housing (division) in the department of local affairs. The director of the division or the director's designee serves as the chair of both task forces.

Members of the HOA task force must be designated or appointed on or before July 1, 2023. The HOA task force is required to:

- Study issues confronting HOA homeowners' rights, including homeowners' associations' fining authority and practices, foreclosure practices, and communications with homeowners;
- Prepare an interim report regarding its findings and conclusions, publish the interim report on the division's website, and submit copies of the report to the metro district task force on or before September 30, 2023; and
- Prepare a final report, publish the final report on the division's website, and submit copies of the final report to the metro district task force, the legislative committees with oversight of housing and local government issues (legislative committees), and the governor on or before December 31, 2023.

Members of the metro district task force must be designated or appointed on or before December 1, 2023. The metro district task force is required to:

- Study issues confronting metropolitan district homeowners' rights, including metropolitan district boards' tax levying authority and practices, foreclosure practices, and communications with homeowners, and consider the HOA task force's findings and conclusions as they relate to metropolitan district homeowners' rights; and
- Prepare a report regarding its findings and conclusions, publish the report on the division's website, and submit copies of the report to the legislative committees and the governor on or before March 1, 2024.

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

2 **SECTION 1.** In Colorado Revised Statutes, **add 12-10-226.3 and**
3 **12-10-226.5** as follows:

4 **12-10-226.3. HOA homeowners' rights task force - creation -**
5 **membership - duties - facilitation - reporting - definitions - repeal.**

6 (1) AS USED IN THIS SECTION AND IN SECTION 12-10-226.5, UNLESS THE

1 CONTEXT OTHERWISE REQUIRES:

2 (a) "COMMON INTEREST COMMUNITY" HAS THE MEANING SET
3 FORTH IN SECTION 38-33.3-103 (8).

4 (b) "DEVELOPER" MEANS ANY PERSON THAT OWNS A SUBDIVISION
5 OR IS A DESIGNEE OF THE OWNER OF A SUBDIVISION.

6 (c) "DISPROPORTIONATELY IMPACTED COMMUNITY" HAS THE
7 MEANING SET FORTH IN SECTION 24-4-109 (2)(b).

8 (d) "EXECUTIVE BOARD" HAS THE MEANING SET FORTH IN SECTION
9 38-33.3-103 (16).

10 (e) "FACILITATOR" MEANS THE THIRD-PARTY TASK FORCE
11 FACILITATOR HIRED PURSUANT TO SUBSECTION (4)(a) OF THIS SECTION
12 AND PURSUANT TO SECTION 12-10-226.5 (3)(a).

13 (f) "HOA HOMEOWNER" MEANS A "UNIT OWNER" AS DEFINED IN
14 SECTION 38-33.3-103 (31).

15 (g) "HOMEOWNERS' ASSOCIATION" OR "ASSOCIATION" MEANS AN
16 "ASSOCIATION" AS DEFINED IN SECTION 38-33.3-103 (3).

17 (h) "SUBDIVISION" HAS THE MEANING SET FORTH IN SECTION
18 12-10-501 (3)(a).

19 (i) "TASK FORCE" MEANS THE HOA HOMEOWNERS' RIGHTS TASK
20 FORCE CREATED IN SUBSECTION (2) OF THIS SECTION.

21 (2) THE HOA HOMEOWNERS' RIGHTS TASK FORCE IS CREATED IN
22 THE DEPARTMENT OF REGULATORY AGENCIES, CREATED IN SECTION
23 24-34-101 (1)(a), TO EXAMINE ISSUES CONFRONTING COMMUNITIES THAT
24 ARE GOVERNED BY THE EXECUTIVE BOARD OF AN ASSOCIATION.

25 (3) (a) THE HOA HOMEOWNERS' RIGHTS TASK FORCE CONSISTS OF
26 THE FOLLOWING:

27 (I) EX OFFICIO MEMBERS:

1 (A) A REPRESENTATIVE OF THE DEPARTMENT OF LAW, AS
2 APPOINTED BY THE ATTORNEY GENERAL;

3 (B) THE DIRECTOR OF THE DIVISION OF REAL ESTATE CREATED IN
4 SECTION 12-10-207 (1) OR THE DIRECTOR'S DESIGNEE;

5 (C) THE STATE DIRECTOR OF THE DIVISION OF HOUSING IN THE
6 DEPARTMENT OF LOCAL AFFAIRS APPOINTED PURSUANT TO SECTION
7 24-32-704 (1) OR THE STATE DIRECTOR'S DESIGNEE; AND

8 (D) THE HOA INFORMATION OFFICER APPOINTED PURSUANT TO
9 SECTION 12-10-801 (1); AND

10 (II) MEMBERS APPOINTED BY THE SPEAKER OF THE HOUSE OF
11 REPRESENTATIVES, IN CONSULTATION WITH THE CHAIRS OF THE HOUSE OF
12 REPRESENTATIVES TRANSPORTATION, HOUSING, AND LOCAL GOVERNMENT
13 COMMITTEE AND THE SENATE LOCAL GOVERNMENT AND HOUSING
14 COMMITTEE:

15 (A) TWO HOA HOMEOWNERS IN THE STATE, AT LEAST ONE OF
16 WHOM RESIDES IN A COMMON INTEREST COMMUNITY LOCATED IN A
17 DISPROPORTIONATELY IMPACTED COMMUNITY AND AT LEAST ONE OF
18 WHOM SERVES ON THE EXECUTIVE BOARD OF THE HOA HOMEOWNER'S
19 HOA;

20 (B) AN ATTORNEY LICENSED IN THE STATE WHO SPECIALIZES IN
21 COMMON INTEREST COMMUNITY LAW;

22 (C) A REPRESENTATIVE OF AN ORGANIZATION THAT ADVOCATES
23 FOR HOA HOMEOWNERS IN THE STATE;

24 (D) A REPRESENTATIVE OF A DEVELOPER REGISTERED PURSUANT
25 TO SECTION 12-10-503 (1);

26 (E) AN ACCREDITED COMMUNITY ASSOCIATION MANAGER;

27 (F) AN ATTORNEY LICENSED IN THE STATE WHO PRIMARILY

1 REPRESENTS HOMEOWNERS IN LEGAL PROCEEDINGS AGAINST COMMON
2 INTEREST COMMUNITIES;

3 (G) A MEMBER OF THE HOUSE OF REPRESENTATIVES; AND

4 (H) A MEMBER OF THE SENATE.

5 (b) (I) MEMBERS OF THE TASK FORCE SHALL BE DESIGNATED OR
6 APPOINTED TO THE TASK FORCE PURSUANT TO SUBSECTION (3)(a) OF THIS
7 SECTION ON OR BEFORE JULY 15, 2023.

8 (II) MEMBERS APPOINTED TO THE TASK FORCE SERVE AT THE
9 PLEASURE OF THE APPOINTING AUTHORITIES. THE APPOINTING
10 AUTHORITIES MAY APPOINT A NEW MEMBER TO THE TASK FORCE TO
11 REPLACE A MEMBER WHO CAN NO LONGER SERVE ON THE TASK FORCE.

12 (III) (A) EXCEPT AS PROVIDED IN SUBSECTION (3)(b)(III)(B) OF
13 THIS SECTION, MEMBERS OF THE TASK FORCE SERVE WITHOUT
14 COMPENSATION.

15 (B) LEGISLATIVE MEMBERS APPOINTED TO THE TASK FORCE
16 PURSUANT TO SUBSECTIONS (3)(a)(II)(G) AND (3)(a)(II)(H) OF THIS
17 SECTION ARE COMPENSATED PURSUANT TO SECTION 2-2-307.

18 (IV) THE TASK FORCE SHALL MEET AS EARLY AS PRACTICABLE
19 AFTER ALL MEMBERS HAVE BEEN DESIGNATED OR APPOINTED PURSUANT
20 TO SUBSECTION (3)(a) OF THIS SECTION. THE DIRECTOR OF THE DIVISION
21 OF REAL ESTATE OR THE DIRECTOR'S DESIGNEE SERVING ON THE TASK
22 FORCE IS THE CHAIR OF THE TASK FORCE. THE CHAIR SHALL CONVENE AS
23 MANY MEETINGS OF THE TASK FORCE AS THE CHAIR DEEMS NECESSARY.

24 (V) AN ASSOCIATION SHALL NOTIFY ITS UNIT OWNERS ABOUT THE
25 TASK FORCE BEFORE THE TASK FORCE HOLDS ITS FIRST MEETING.

26 (c) (I) THE TASK FORCE SHALL EXAMINE ISSUES CONFRONTING
27 HOA HOMEOWNERS' RIGHTS, INCLUDING THE FOLLOWING AUTHORITY AND

1 PRACTICES OF ASSOCIATIONS;

2 (A) FINING AUTHORITY AND PRACTICES;

3 (B) FORECLOSURE PRACTICES;

4 (C) COMMUNICATIONS WITH HOA HOMEOWNERS REGARDING

5 ASSOCIATION PROCESSES AND HOA HOMEOWNERS' RIGHTS AND

6 RESPONSIBILITIES; AND

7 (D) FOR EACH ASSOCIATION IN A REPRESENTATIVE SAMPLE OF

8 ASSOCIATIONS IN THE STATE THAT THE TASK FORCE SELECTS, THE

9 AVAILABILITY OF AND METHOD OF MAKING AVAILABLE TO HOA

10 HOMEOWNERS IN THE ASSOCIATION: THE DECLARATION; COVENANTS;

11 BYLAWS; ARTICLES OF INCORPORATION IF THE ASSOCIATION IS A

12 CORPORATION OR OTHER ORGANIZATIONAL DOCUMENTS IF THE

13 ASSOCIATION IS ANOTHER TYPE OF ENTITY; RULES AND REGULATIONS;

14 RESPONSIBLE GOVERNANCE POLICIES ADOPTED PURSUANT TO SECTION

15 38-33.3-209.5; ANY OTHER POLICIES THAT THE EXECUTIVE BOARD OF THE

16 HOA ADOPTS; FINANCIAL STATEMENTS AS DESCRIBED IN SECTION

17 7-136-106; THE MOST RECENT RESERVE STUDY, IF THE ASSOCIATION HAS

18 CONDUCTED A RESERVE STUDY; AND RECORDS OF THE EXECUTIVE BOARD'S

19 ACTIONS RELATED TO COLLECTIONS ACTIVITY OR LEGAL ACTION TAKEN

20 AGAINST A UNIT OWNER.

21 (II) THE TASK FORCE SHALL ALSO REVIEW HOA HOMEOWNERS'

22 COMPLAINTS, AS REPORTED TO THE HOA INFORMATION AND RESOURCE

23 CENTER CREATED IN SECTION 12-10-801 (1) OR TO HOMEOWNERS'

24 ADVOCACY GROUPS IN THE STATE.

25 (III) AS PART OF THE TASK FORCE'S EXAMINATION, THE TASK

26 FORCE SHALL REVIEW:

27 (A) THE "COLORADO COMMON INTEREST OWNERSHIP ACT",

1 ARTICLE 33.3 OF TITLE 38, AND ANY OTHER LAWS IN THE STATE
2 REGARDING COMMON INTEREST COMMUNITIES;

3 (B) OTHER STATES' LAWS REGARDING COMMON INTEREST
4 COMMUNITIES; AND

5 (C) THE UNIFORM COMMON INTEREST OWNERSHIP ACT OF 2021, AS
6 PROMULGATED BY THE NATIONAL CONFERENCE OF COMMISSIONERS ON
7 UNIFORM STATE LAWS.

8 (IV) THE EXECUTIVE BOARD OF AN ASSOCIATION SHALL
9 COOPERATE WITH ANY REQUEST FROM THE TASK FORCE FOR INFORMATION
10 REGARDING THE ASSOCIATION, INCLUDING ANY REQUEST FOR THE
11 ASSOCIATION'S GOVERNING DOCUMENTS, FINANCIAL STATEMENTS,
12 RESERVE STUDIES, OR RECORDS RELATED TO COLLECTIONS ACTIVITY OR
13 LEGAL ACTIONS. AN ASSOCIATION SUBMITTING DOCUMENTATION TO THE
14 TASK FORCE SHALL REMOVE ALL PERSONAL IDENTIFYING INFORMATION
15 FROM THE DOCUMENTATION BEFORE SUBMITTING IT. THE TASK FORCE MAY
16 ONLY REPORT ON INFORMATION RECEIVED FROM AN ASSOCIATION IN A
17 MANNER THAT PROTECTS AGAINST THE PUBLICATION OF ANY PERSONAL
18 IDENTIFYING INFORMATION OF HOA HOMEOWNERS.

19 (4) (a) THE DEPARTMENT OF REGULATORY AGENCIES SHALL HIRE
20 A THIRD-PARTY FACILITATOR TO GUIDE THE WORK OF THE TASK FORCE.

21 (b) THE TASK FORCE MAY SEEK OUT AND ASSIGN MEMBERS OF THE
22 PUBLIC TO SERVE ON AN ADVISORY COMMITTEE TO ASSIST THE TASK FORCE
23 IN ITS WORK.

24 (5) (a) ON OR BEFORE OCTOBER 15, 2023, THE TASK FORCE SHALL
25 PREPARE AN INTERIM REPORT OF ITS INITIAL FINDINGS AND CONCLUSIONS
26 REGARDING MATTERS THE TASK FORCE EXAMINES PURSUANT TO
27 SUBSECTION (3)(c) OF THIS SECTION. THE DEPARTMENT OF REGULATORY

1 AGENCIES SHALL PUBLISH THE INTERIM REPORT ON ITS WEBSITE AND
2 SUBMIT A COPY OF THE INTERIM REPORT TO THE METROPOLITAN DISTRICT
3 HOMEOWNERS' RIGHTS TASK FORCE CREATED IN SECTION 12-10-226.5
4 (1)(a).

5 (b) ON OR BEFORE JANUARY 15, 2024, THE TASK FORCE SHALL
6 PREPARE A FINAL REPORT OF ITS FINDINGS AND CONCLUSIONS REGARDING
7 MATTERS THE TASK FORCE EXAMINES PURSUANT TO SUBSECTION (3)(c) OF
8 THIS SECTION. THE DEPARTMENT OF REGULATORY AGENCIES SHALL
9 PUBLISH THE FINAL REPORT ON ITS WEBSITE AND SUBMIT COPIES OF THE
10 REPORT TO:

11 (I) THE METROPOLITAN DISTRICT HOMEOWNERS' RIGHTS TASK
12 FORCE CREATED IN SECTION 12-10-226.5 (1)(a);

13 (II) THE HOUSE OF REPRESENTATIVES TRANSPORTATION, HOUSING,
14 AND LOCAL GOVERNMENT COMMITTEE AND THE SENATE LOCAL
15 GOVERNMENT AND HOUSING COMMITTEE, OR THEIR SUCCESSOR
16 COMMITTEES; AND

17 (III) THE GOVERNOR.

18 (6) THIS SECTION IS REPEALED, EFFECTIVE SEPTEMBER 1, 2024.

19 **12-10-226.5. Metropolitan district homeowners' rights task**
20 **force - creation - membership - duties - facilitation - reporting -**
21 **definition - repeal.** (1) (a) THE METROPOLITAN DISTRICT HOMEOWNERS'
22 RIGHTS TASK FORCE IS CREATED IN THE DEPARTMENT OF REGULATORY
23 AGENCIES, CREATED IN SECTION 24-34-101 (1)(a), TO EXAMINE ISSUES
24 CONFRONTING COMMUNITIES THAT ARE GOVERNED BY THE BOARD OF A
25 METROPOLITAN DISTRICT.

26 (b) (I) AS USED IN THIS SECTION, "METROPOLITAN DISTRICT"
27 MEANS A SPECIAL DISTRICT THAT IS OPERATED IN COMPLIANCE WITH

1 SECTION 32-1-1004 AND CREATED TO FINANCE INFRASTRUCTURE TO
2 SUPPORT A HOUSING SUBDIVISION.

3 (II) DEFINITIONS SET FORTH IN SECTION 12-10-226.3 (1) ALSO
4 APPLY TO THE TERMS AS THEY ARE USED IN THIS SECTION.

5 (2) (a) THE METROPOLITAN DISTRICT HOMEOWNERS' RIGHTS TASK
6 FORCE CONSISTS OF THE FOLLOWING:

7 (I) EX OFFICIO MEMBERS:

8 (A) A REPRESENTATIVE OF THE DEPARTMENT OF LAW, AS
9 APPOINTED BY THE ATTORNEY GENERAL;

10 (B) THE STATE DIRECTOR OF THE DIVISION OF HOUSING IN THE
11 DEPARTMENT OF LOCAL AFFAIRS APPOINTED PURSUANT TO SECTION
12 24-32-704 (1) OR THE DIRECTOR'S DESIGNEE; AND

13 (C) THE DIRECTOR OF THE DIVISION OF REAL ESTATE CREATED IN
14 SECTION 12-10-207 (1) OR THE DIRECTOR'S DESIGNEE; AND

15 (II) MEMBERS APPOINTED BY THE SPEAKER OF THE HOUSE OF
16 REPRESENTATIVES, IN CONSULTATION WITH THE CHAIRS OF THE HOUSE OF
17 REPRESENTATIVES TRANSPORTATION, HOUSING, AND LOCAL GOVERNMENT
18 COMMITTEE AND THE SENATE LOCAL GOVERNMENT AND HOUSING
19 COMMITTEE:

20 (A) TWO HOMEOWNERS RESIDING IN A METROPOLITAN DISTRICT IN
21 THE STATE, AT LEAST ONE OF WHOM RESIDES IN A METROPOLITAN DISTRICT
22 LOCATED IN A DISPROPORTIONATELY IMPACTED COMMUNITY AND AT
23 LEAST ONE OF WHOM SERVES ON THE BOARD OF THE METROPOLITAN
24 DISTRICT IN WHICH THE HOMEOWNER RESIDES;

25 (B) AN ATTORNEY LICENSED IN THE STATE WHO SPECIALIZES IN
26 METROPOLITAN DISTRICT LAW, AS RECOMMENDED BY A STATEWIDE
27 ORGANIZATION THAT REPRESENTS SPECIAL DISTRICTS;

1 (C) AN ELECTED CITY COUNCIL MEMBER, AS RECOMMENDED BY A
2 STATEWIDE ORGANIZATION THAT REPRESENTS MUNICIPALITIES;

3 (D) AN ELECTED COUNTY COMMISSIONER, AS RECOMMENDED BY
4 A STATEWIDE ORGANIZATION THAT REPRESENTS COUNTIES;

5 (E) A REPRESENTATIVE OF A DEVELOPER REGISTERED PURSUANT
6 TO SECTION 12-10-503 (1) THAT HAS ONE OR MORE SUBDIVISIONS
7 LOCATED WITHIN A METROPOLITAN DISTRICT;

8 (F) A REPRESENTATIVE RECOMMENDED BY A STATEWIDE
9 NONPROFIT ORGANIZATION THAT REPRESENTS METROPOLITAN DISTRICT
10 EDUCATION IN A COALITION;

11 (G) AN ATTORNEY LICENSED IN THE STATE WHO PRIMARILY
12 REPRESENTS HOMEOWNERS IN LEGAL PROCEEDINGS AGAINST
13 METROPOLITAN DISTRICTS;

14 (H) A REPRESENTATIVE OF A NONPROFIT ORGANIZATION THAT
15 REPRESENTS THE AFFORDABLE HOUSING COMMUNITY;

16 (I) A MEMBER OF THE HOUSE OF REPRESENTATIVES; AND

17 (J) A MEMBER OF THE SENATE.

18 (b) (I) MEMBERS OF THE TASK FORCE SHALL BE DESIGNATED OR
19 APPOINTED TO THE TASK FORCE PURSUANT TO SUBSECTION (2)(a) OF THIS
20 SECTION ON OR BEFORE NOVEMBER 1, 2023.

21 (II) MEMBERS APPOINTED TO THE TASK FORCE SERVE AT THE
22 PLEASURE OF THE APPOINTING AUTHORITIES. THE APPOINTING
23 AUTHORITIES MAY APPOINT A NEW MEMBER TO THE TASK FORCE TO
24 REPLACE A MEMBER WHO CAN NO LONGER SERVE ON THE TASK FORCE.

25 (III) (A) EXCEPT AS PROVIDED IN SUBSECTION (2)(b)(III)(B) OF
26 THIS SECTION, MEMBERS OF THE TASK FORCE SERVE WITHOUT
27 COMPENSATION.

1 (B) LEGISLATIVE MEMBERS APPOINTED TO THE TASK FORCE
2 PURSUANT TO SUBSECTIONS (2)(a)(II)(I) AND (2)(a)(II)(J) OF THIS SECTION
3 ARE COMPENSATED PURSUANT TO SECTION 2-2-307.

4 (IV) THE TASK FORCE SHALL MEET AS EARLY AS PRACTICABLE
5 AFTER ALL MEMBERS HAVE BEEN DESIGNATED OR APPOINTED PURSUANT
6 TO SUBSECTION (2)(a) OF THIS SECTION. THE DIRECTOR OF THE DIVISION
7 OF REAL ESTATE OR THE DIRECTOR'S DESIGNEE SERVING ON THE TASK
8 FORCE IS THE CHAIR OF THE TASK FORCE. THE CHAIR SHALL CONVENE AS
9 MANY MEETINGS OF THE TASK FORCE AS THE CHAIR DEEMS NECESSARY.

10 (V) A METROPOLITAN DISTRICT SHALL NOTIFY ITS RESIDENTS
11 ABOUT THE TASK FORCE BEFORE THE TASK FORCE HOLDS ITS FIRST
12 MEETING.

13 (c) (I) THE TASK FORCE SHALL EXAMINE ISSUES CONFRONTING
14 METROPOLITAN DISTRICT HOMEOWNERS' RIGHTS, INCLUDING THE
15 FOLLOWING AUTHORITY AND PRACTICES OF METROPOLITAN DISTRICT
16 BOARDS:

17 (A) TAX LEVYING AUTHORITY AND PRACTICES;

18 (B) FORECLOSURE PRACTICES;

19 (C) COMMUNICATIONS WITH HOMEOWNERS REGARDING
20 METROPOLITAN DISTRICT PROCESSES AND HOMEOWNERS' RIGHTS AND
21 RESPONSIBILITIES; AND

22 (D) GOVERNANCE POLICIES, INCLUDING VOTING AND ELECTIONS
23 POLICIES.

24 (II) THE TASK FORCE SHALL ALSO EXAMINE THE PROCESS BY
25 WHICH A METROPOLITAN DISTRICT COULD TRANSITION FROM A
26 METROPOLITAN DISTRICT THAT ENFORCES COVENANTS AND COLLECTS
27 ASSESSMENTS INTO A COMMON INTEREST COMMUNITY GOVERNED UNDER

1 ARTICLE 33.3 OF TITLE 38.

2 (III) AS PART OF THE TASK FORCE'S EXAMINATION, THE TASK
3 FORCE SHALL REVIEW THE INTERIM AND FINAL REPORTS OF THE HOA
4 HOMEOWNERS' RIGHTS TASK FORCE, CREATED IN SECTION 12-10-226.3(2),
5 TO DETERMINE WHETHER THE FINDINGS AND CONCLUSIONS SET FORTH IN
6 THOSE REPORTS APPLY TO, AND PROVIDE GUIDANCE FOR, THE TASK
7 FORCE'S OWN FINDINGS AND CONCLUSIONS REGARDING ISSUES
8 CONFRONTING METROPOLITAN DISTRICT HOMEOWNERS' RIGHTS.

9 (3) (a) THE DEPARTMENT OF REGULATORY AGENCIES SHALL HIRE
10 A THIRD-PARTY FACILITATOR TO GUIDE THE WORK OF THE TASK FORCE.

11 (b) THE TASK FORCE MAY SEEK OUT AND ASSIGN MEMBERS OF THE
12 PUBLIC TO SERVE ON AN ADVISORY COMMITTEE TO ASSIST THE TASK FORCE
13 IN ITS WORK.

14 (4) ON OR BEFORE MARCH 15, 2024, THE TASK FORCE SHALL
15 PREPARE A REPORT OF ITS FINDINGS AND CONCLUSIONS REGARDING
16 MATTERS THE TASK FORCE EXAMINES PURSUANT TO SUBSECTION (2)(c) OF
17 THIS SECTION. THE DEPARTMENT OF REGULATORY AGENCIES SHALL
18 PUBLISH THE REPORT ON ITS WEBSITE AND SUBMIT COPIES OF THE REPORT
19 TO:

20 (a) THE HOUSE OF REPRESENTATIVES TRANSPORTATION, HOUSING,
21 AND LOCAL GOVERNMENT COMMITTEE AND THE SENATE LOCAL
22 GOVERNMENT AND HOUSING COMMITTEE, OR THEIR SUCCESSOR
23 COMMITTEES; AND

24 (b) THE GOVERNOR.

25 (5) THIS SECTION IS REPEALED, EFFECTIVE SEPTEMBER 1, 2024.

26 **SECTION 2. Appropriation.** (1) For the 2023-24 state fiscal
27 year, \$208,408 is appropriated to the department of regulatory agencies

1 for use by the division of real estate. This appropriation is from the
2 general fund and is based on an assumption that the department will
3 require an additional 0.8 FTE. To implement this act, the department may
4 use this appropriation for the division of real estate.

5 (2) For the 2023-24 state fiscal year, \$1,887 is appropriated to the
6 legislative department for use by the general assembly. This appropriation
7 is from the general fund. To implement this act, the general assembly may
8 use this appropriation for legislator per diem and travel reimbursement.

9 **SECTION 3. Safety clause.** The general assembly hereby finds,
10 determines, and declares that this act is necessary for the immediate
11 preservation of the public peace, health, or safety.