



CAPITOL CONNECTION

WEEKLY LEGISLATIVE UPDATE

April 30, 2021

Colorado Will Be Getting an 8th Congressional Seat in 2022

Every ten years, the U.S. Census Bureau surveys the country to collect data including population count to determine the distribution of Congressional seats, assist communities in planning decisions about community services and determine how federal funds are allocated to local and state governments for education, public health, transportation and other priority areas.

Earlier this week, the U.S. Census Bureau released the first 2020 Census results which included the number of seats each state will have in the U.S. House of Representatives. Given the results, Colorado along with other states such as Texas, Florida, North Carolina, Montana and Oregon, will gain another seat. Other states lost a seat -- overall there was a shift of seven seats among 13 states.

An independent redistricting commission is already working on drawing the new lines for Colorado's congressional districts, including deciding where this new 8th district will be. This new Census data shows Colorado's population increased by more than 725,000 from the 2010 population count.

Use the [U.S. Census Historical Apportionment tool](#) to see which states gained and lost seats over the years.

This week at the State Capitol:

Century of Opportunity Legislation Moving Forward

[HB21-1271: Department Of Local Affairs Innovative Affordable Housing Strategies](#)

- Supports and incentivizes local governments to remove barriers and adopt best practices for affordable housing development. It creates three different programs in the Department of Local Affairs (DOLA) to promote innovative solutions to the development of affordable housing across the state. Together, the programs provide \$13 million in state stimulus funds to jump start development in the next three years.

CAR Member, John Lucero, submitted testimony in support of the bill, specifically to the water and submetering options included in the menu, as a big step forward in reducing costs to building affordable housing units.

Bill Status: The bill passed the House Transportation and Local Government Committee Wednesday and is now headed to the Appropriations Committee.

[HB21-1200: Revise Student Financial Literacy Standards](#)

- This bill will strengthen personal financial literacy curriculum standards to ensure Colorado's students are prepared for a bright future. The new curriculum standards include information regarding costs associated with preparing for homeownership, obtaining a degree or credential, how to choose, manage, and repay student loans, how to apply for federal, state and institutional financial aid, how to save for retirement, and how to manage personal credit card debt.

Bill Status: The bill passed the House and is introduced in the Senate where it will be scheduled for its first committee hearing soon.

[HB21-1134: Report Tenant Rent Payment Information To Credit Agencies](#)

- Creates a statewide pilot program enabling residents residing in properties selected by the Colorado Housing and Finance Authority (CHFA) to opt to have rent payments reported to consumer credit bureaus. Reporting rental payments allows renters to build credit in much the same way as homeowners build credit through the reporting of mortgage payments.

Bill Status: The bill passed the House Business Affairs and Labor Committee and awaits a hearing in the Appropriations Committee.

[HB21-1028: Annual Public Report Affordable Housing](#)

- Under this bill, the Division of Housing would report on the total amount of money the division or the state housing board received from any federal, state, other public or private source during the prior fiscal year and how they are spending these dollars and report on what type of housing they are supporting (rapid re-housing or supportive, rental, or homeownership) and how many units are being produced or preserved with these dollars.

Bill Status: The bill passed third reading in the House and will next go to the Senate for further discussion.

>> Learn more about CAR's Century of Opportunity legislative package at ColoradoCenturyofOpportunity.com.

Home Owners' Associations Governance Funding Record Keeping (HB21-1229)

[House Bill 1229](#) provides increased protections for property owners who are governed under an HOA by increasing requirements for transparency, disclosure, and allowing for dispute resolution processes. As introduced, the bill

would require a community's governing documents and fees to be published on the HOA Information and Resource Center's website and recorded with the county land records, as well as the contact information for the HOA and management company.

Amongst other new requirements, the bill would provide property owners more authority to contribute to meeting agendas, board elections and approval processes and require HOA Board members to certify that they fully understand the governing documents or complete training offered by the HOA Information and Resource Center.

CAR is supportive of increased transparency and disclosure of fees, however testified in the House Business Affairs and Labor Committee yesterday to concerns surrounding certainty that an interested party is truly accessing the most up to date information. The bill requires that at the point of sale, the HOA ensure the documents provided to a buyer or posted online are correct and complete and gives the buyer the right to sue for damages if they are not. However, essentially certifying that delivered documents are current are complete at the moment they are sent to a buyer put REALTORS® and those involved in the transaction at risk of providing a buyer with what might not actually be the most up to date information.

We thank Bill Sponsor Rep. Titone for addressing these concerns with amendments at the committee hearing.

LPC Position: Amend

Bill Status: Yesterday, the bill was discussed at length in the House Business Affairs and Labor Committee. There is more work to be done; therefore, it was laid over to be heard for action only at a later date.

Ski Area Safety Plans And Accident Reporting Bill Dies in Committee (SB21-184)

[Senate Bill 184](#) would have Colorado ski areas to publicly report all accidents and injuries and collect and make available specific information about each accident, including where and when it occurred, the conditions at the time, the type of injuries and whether death occurred on site or following medical transport and nonprivate information about the injured person.

Ski areas are the economic engines of Colorado's mountain towns and one of the main reasons people from around the world relocate to and vacation in Colorado. If enacted, Colorado would have been the only state among the 37 ski states in having these public reporting requirements and would have done nothing to improve safety.

We are pleased to announce the bill will not continue forward in the legislative process and died in Committee. We should support our mountain towns and tourism hot spots rather than risk hurting their ability to spur economic activity that benefits the entire state.

LPC Position: Oppose

Bill Status: The bill was postponed indefinitely in the Senate Agriculture and Natural Resources Committee.

Other News:

2021 REALTORS® Legislative Meetings Begin Monday

NAR is doing more than any other organization to help people access, afford, and protect their homes, communities, and investments. The meaning of home has permanently changed. Now, more than ever, Americans are counting on their homes for countless activities, but most of all as a respite, a safe space to be with, and to protect, themselves and their families.

From the beginning of the pandemic and throughout 2020, NAR has fought on behalf of members, agents, brokers, the industry and all Americans to protect and defend independent contractors and small business owners.

NAR is still in the fight! We are committed to protecting and defending property rights by providing guidance, support, and relief to help navigate the way out of the pandemic, revive our communities, and restore the economy.

You are invited to join NAR and REALTORS® across the nation in advancing issues important to the real estate profession and the livelihood of REALTORS® at the virtual [2021 REALTORS® Legislative Meetings & Trade Expo](#) happening May 3 through 14.

[Register Today](#)

Apply to Serve on an NAR Committee - Deadline Extended to May 28

NAR Committees help shape the direction of NAR and its policies. They are the first place where ideas are discussed, and they bring recommendations forward to the Board of Directors for their vote and approval. Being on an NAR committee allows you to represent Colorado REALTORS® at the national level, contribute to the decision-making process and gain national experience beneficial for those seeking a leadership role. You must be a member to apply.

Visit www.CommitteeApp.realtor to start the process.

See which Colorado members currently serve on NAR Committees [here](#).

Apply to Join CAR's Global Committee

Real estate is historically viewed from a local perspective, and most investors, sellers and buyers are local. Although economic factors within the U.S. affect Colorado real estate, it is only within the past decade that Coloradans have come to appreciate the importance of global economic factors on Colorado real estate both in commercial and residential. The reality is many Colorado REALTORS® conduct global transactions without realizing it.

The Colorado Association of REALTORS® is re-establishing a global presence to serve the needs of a continuous growing sector of Colorado's real estate industry through the Global Committee. This Committee seeks to broaden multi-cultural understanding by offering a comprehensive resource and platform to increase awareness, provide education opportunities and access to networking partners.

Interested in serving on CAR's Global Committee? [Apply here.](#)

RPAC Announcements:

Last Chance to Register for RPAC's Book Club by May 5

Don't miss this opportunity to join members from across the state for our [RPAC Book Club](#). We will be reading and discussing "The Color of Law" by Richard Rothstein. Our first meeting will be on Monday, May 17 with additional opportunities throughout the month for discussion. The cost to register is \$30, which covers the cost of the book. Be sure to **register by May 5** in order to receive your book in time.

[Register here](#)

Join Our Councils Today and Help RPAC Reach GOALS!

There's still spots open on our **Participation or Major**

InvestorCouncil! Represent your local association and help achieve our RPAC fundraising goals for the year by joining today! You will be collaborating with other members on ways to increase RPAC participation and expand the Major Investor program, planning and promotion of upcoming RPAC events, and updates on NAR fundraising.

Your participation directly leads to RPAC success. Click here to [apply today!](#)

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