

## Legislation Habitat for Humanity has Taken a Formal Position:

### HB24-1083 Construction Professional Insurance Coverage Transparency

#### Support (after bill was amended)

<https://leg.colorado.gov/bills/hb24-1083>

**Sponsors:** Representatives Willford and Brown; Senator Cutter

**Topic:** Concerning insurance coverage for construction professionals.

**Bill Summary:** The bill requires the division of insurance (division) to conduct or cause to be conducted a study of construction liability insurance for construction professionals in Colorado. The study must identify the following:

- All insurers offering construction liability policies in Colorado (policies);
- The rates charged by insurers for policies and the basis for the rates, including data for the past 5 years, if available;
- Risk factors, classifications, and coverage descriptions insurers use to set policy rates;
- A comparison of the policy rates insurers charge with rates charged by other states in the region to cover similar residential projects;
- Policy coverage terms; and
- Common limitations or exclusions from policy coverage.

**Why Support:** Habitat moved to a support position after the sponsors agreed to amend the bill eliminating requirements for the seller to provide insurance coverage for the property subject to the sale.

### HB24-1152 Accessory Dwelling Units

#### Support

<https://leg.colorado.gov/bills/hb24-1152>

**Sponsors:** Representatives Amabile and Weinberg; Senators Mullica and Exum

**Topic:** Concerning increasing the number of accessory dwelling units.

**Bill Summary:** **Section 1** of the bill creates a series of requirements related to accessory dwelling units. The bill establishes unique requirements for subject jurisdictions and for qualifying as an accessory dwelling unit supportive jurisdiction (supportive jurisdiction). **Section 2** grants the Colorado economic development commission the power to expend \$8 million to contract with the Colorado housing and finance authority to operate and establish the following programs to help increase ADUs. **Section 3** prohibits a planned unit development resolution or ordinance for a planned unit development from restricting the permitting of an accessory dwelling unit more than the local law that applies to accessory dwelling units outside of the planned unit development. **Section 4** states that any prohibition on accessory dwelling units or the implementation of restrictive design or dimension standards by a unit owners' association in a supportive jurisdiction is void as a matter of public policy.

**Why Support:** Communities need more tools in the toolbox to address the housing shortage. The legislation will help provide more affordable housing opportunities in MPOs. Through the funding programs, it can help stabilize current homeowners.

## **SB24-106 Right to Remedy Construction Defects**

### **Support**

<https://leg.colorado.gov/bills/sb24-106>

**Sponsors:** Senators Zenzinger and Coleman and Representative Bird

**Topic:** Concerning legal actions based on claimed defects in construction projects.

**Summary:** See Fact Sheet

**Why Support:** There is a lack of affordable homeownership opportunities across the state. We need more naturally occurring for-sale affordable housing stock like condos. Habitat also recognizes that the cost of insurance (a wrap policy

## **HB24-1308 Effective Implementation of Affordable Housing Programs**

### **Support**

<https://leg.colorado.gov/bills/hb24-1308>

**Sponsors:** Representatives Frizell and Lindstedt

**Topic:** Effective Implementation of Affordable Housing Programs

**Summary:** Concerning provisions to facilitate the effective implementation of programs for affordable housing, and, in connection therewith, adding annual reporting requirements by the division of housing concerning applications for affordable housing programs and money in and issued from the housing development grant fund; creating a process for reviewing and approving applications for all affordable housing programs by the division of housing; and allowing a credit for donated land to count toward eligibility for affordable housing funding created by the voters' approval of proposition 123.

**Why Support:** Building upon the Governor's Executive Order, Habitat is hopefully that this bill will create more efficiencies and transparency within the Division of Housing. Acknowledging that land is one of our largest costs, Habitat is excited about incentivizing local governments to donate land for affordable housing specifically focusing on the development of affordable for-sale units.