American Planning Association Interim Report for January - February, 2020

Proactive Legislation

HB20-1095 Local Governments Water Elements in Master Plans

Concerning the authority of a local government's master plan to include policies to implement state water plan goals as a condition of development approvals.

The 2020 session was off to a fast start with our proactive legislation being introduced just days into the year. HB-1095 was introduced on January 13th and has moved somewhat quickly through the process. The bill made it through the house on February 12th, through its first senate committee on February 21st, and is now calendared for its senate appropriations committee for Friday, March 6th. If the bill makes it through senate appropriations, we believe the bill will go to the floor quickly for its second reading vote.

Other Bills of Interest

SB-138 Consumer Protection Construction Defect Time Period

The bill increases the statutory limitation period for actions based on construction defects from six years to ten years. It also allows a pause of the limitation period on any statutory or equitable basis and requires a pause until the claimant discovers not only the construction defect, but also its cause.

This is a controversial bill that has the potential to greatly raise liability risks for developers and could dissuade affordable housing development in the state. It is currently being held up on second reading in the senate.

APA Colorado Position- Strongly oppose

HB-1035 Programs to Develop Housing Support Services

This bill establishes and expands programs within the Department of Local Affairs (DOLA) to build the capacity of Colorado communities to provide supportive housing services to certain
individuals who are homeless or are at risk of homelessness. This bill will increase state and local government expenditures starting in FY 2020-21.

This bill passed out of committee party line and is now waiting for its hearing in house appropriations. Even though no Republicans voted for the bill, they did indicate the program has merit and would like to find a solution.

**APA Colorado Position - Strongly support**

Even though APA is only actively engaged in two bills, we are tracking 27 bills and have taken positions on 6 of them and are closely watching many others. Our proactive agenda has taken up the majority of our capacity, capital and time so hopefully we can get that through soon and start to shift focus to other priorities.

For a full listing of tracked bills and their status, the Bill Tracker can be accessed at the link below:

[https://coloradocapitolwatch.com/bill-analysis/3231/2020/0/](https://coloradocapitolwatch.com/bill-analysis/3231/2020/0/)

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