

## SENATE FLOOR AMENDMENT

Second Reading

BY SENATOR Sullivan

1 Amend the Zenzinger floor amendment (SB106\_L.099), page 2, line 19,  
2 strike "and".

3 Page 2, line 25, strike "options." and substitute "options;

4 (o) Building codes are adopted to establish minimum requirements  
5 to safeguard the public safety, health, and general welfare and to provide  
6 safety to firefighters and emergency responders during emergency  
7 operations;

8 (p) The construction of affordable housing will only create  
9 financial stability, economic mobility, and intergenerational wealth if the  
10 buyers of affordable housing are not unfairly burdened with the cost to  
11 repair construction defects caused by builder negligence; and

12 (q) Homeowners who are prevented from pursuing legal remedies  
13 for construction defects may be prevented from refinancing or selling  
14 their homes and may be subjected to financial insecurity, bankruptcy, or  
15 foreclosure.

16 (2) The general assembly declares that this act:

17 (a) Is intended to protect homeowner rights to seek redress for  
18 construction defects and to be able to pursue the most efficient and  
19 cost-effective dispute resolution process to be made whole; and

20 (b) Is not intended to be interpreted in a manner that would have  
21 the effect of lowering the quality of construction in the state of Colorado  
22 or encouraging builders to ignore building codes."

23 Page 2, line 26, strike "(2)" and substitute "(3)" and before "declares"  
24 insert "further".

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