

SENATE COMMITTEE OF REFERENCE REPORT

Chair of Committee

March 28, 2023
Date

Committee on Local Government & Housing.

After consideration on the merits, the Committee recommends the following:

SB23-178 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 3, line 7, strike "or regulate" and substitute "OR
2 TO VEGETABLE GARDENS or THAT regulate".
- 3 Page 4, strike lines 5 and 6 and substitute "LANDSCAPING, AS DEFINED IN
4 SECTION 37-60-135 (2)(1), WHICH EMPHASIZE DROUGHT-TOLERANT AND
5 NATIVE PLANTS, OR BE PART OF A WATER CONSERVATION PROGRAM
6 OPERATED BY A LOCAL WATER PROVIDER. EACH GARDEN DESIGN MAY BE".
- 7 Page 4, line 13, strike "GUIDELINES." and substitute "GUIDELINES AND
8 SHALL ALLOW A UNIT OWNER TO USE REASONABLE SUBSTITUTE PLANTS
9 WHEN A PLANT IN A DESIGN ISN'T AVAILABLE."
- 10 Page 4, strike lines 25 and 26 and substitute "SHALL NOTIFY THE
11 ASSOCIATION IN WRITING OF THE VIOLATION AND ALLOW THE ASSOCIATION
12 FORTY-FIVE DAYS AFTER RECEIPT OF THE NOTICE TO CURE THE
13 VIOLATION."
- 14 Page 5, line 11, after "RESTRICT" insert "CHANGES THAT INTERFERE
15 WITH".
- 16 Page 5, strike lines 17 and 18 and substitute:
- 17 "CONTRARY, THIS SUBSECTION (1)(i) APPLIES ONLY TO A UNIT THAT IS A
18 SINGLE-FAMILY DETACHED HOME AND DOES NOT APPLY TO:
19 (A) A UNIT THAT IS A SINGLE-FAMILY ATTACHED HOME THAT
20 SHARES ONE OR MORE WALLS WITH ANOTHER UNIT; OR
21 (B) A CONDOMINIUM."

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