

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

March 6, 2024
Date

Committee on Judiciary.

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

HB24-1230 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

1 Amend printed bill, page 6, after line 6, insert:

2 "SECTION 6. In Colorado Revised Statutes, add 38-35.7-113 as
3 follows:

4 **38-35.7-113. Disclosure - residential property - unenforceable**
5 **provisions.** (1) ON AND AFTER JANUARY 1, 2025, AN OWNER OF
6 RESIDENTIAL REAL ESTATE SHALL PROVIDE THE DISCLOSURE REQUIRED IN
7 SUBSECTION (2) OF THIS SECTION IN A CONTRACT FOR THE SALE OF THE
8 RESIDENTIAL REAL ESTATE.

9 (2) A CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY
10 MUST CONTAIN THE FOLLOWING DISCLOSURE IN BOLD-FACED TYPE THAT
11 IS CLEARLY LEGIBLE IN SUBSTANTIALLY THE SAME FORM AS FOLLOWS:

12 **ADDITIONAL PROTECTIONS AND ADDITIONAL TIME TO**
13 **ASSERT CLAIMS MAY BE AVAILABLE TO HOMEOWNERS**
14 **UNDER SECTION 13-80-104, COLORADO REVISED**
15 **STATUTES, AND COLORADO'S "CONSTRUCTION DEFECT**
16 **ACTION REFORM ACT", PART 8 OF ARTICLE 20 OF TITLE**
17 **13, COLORADO REVISED STATUTES."**

18 Renumber succeeding section accordingly.

** *** ** *** **