

SENATE COMMITTEE OF REFERENCE REPORT

Chair of Committee

March 26, 2025
Date

Committee on Appropriations.

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

SB25-002 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 3 insert:

2 "SECTION 5. In Colorado Revised Statutes, 24-32-3302, **amend**
3 (17) introductory portion as follows:

4 **24-32-3302. Definitions.** As used in this part 33, unless the
5 context otherwise requires:

6 (17) "Installer" means any person ~~who performs~~ OR BUSINESS
7 ENTITY AUTHORIZED TO PERFORM the installation of:".

8 Renumber succeeding sections accordingly.

9 Amend the Local Government and Housing Committee Report, dated
10 February 6, 2025, page 2, line 8, after "(I)" insert "(A)".

11 Page 2 of the report, after line 8 insert:

12 "(B) THE REGIONAL BUILDING STANDARDS MAY INCLUDE WIND
13 SHEAR, SNOW LOAD, WILDFIRE RISK, THERMAL ZONE, RADON MITIGATION,
14 OR AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS.".

15 Page 2 of the report, strike line 16.

16 Page 2 of the report, line 29, strike "(3)(a)(IV)," and substitute
17 "(3)(a)(XIV),".

18 Page 3 of the report, line 8, strike "Three" and substitute "~~Three~~ FOUR",
19 and strike "THE" and substitute "A LOCAL BUILDING DEPARTMENT FROM
20 EACH OF THE FOLLOWING CLIMATE ZONES ACROSS THE STATE:

- 1 (A) ONE FROM CLIMATE ZONE 4;
- 2 (B) ONE FROM CLIMATE ZONE 5;
- 3 (C) ONE FROM CLIMATE ZONE 6; AND
- 4 (D) ONE FROM CLIMATE ZONE 7;"

5 Page 3 of the report, strike lines 9 through 15.

6 Renumber succeeding subparagraphs accordingly.

7 Page 3 of the report, line 17, strike "ELECTRICIAN;" and substitute
8 "ELECTRICIAN WHO MAY BE EMPLOYED BY THE DEPARTMENT OF
9 REGULATORY AGENCIES;"

10 Page 3 of the report, line 18, strike "PLUMBER;" and substitute "PLUMBER
11 WHO MAY BE EMPLOYED BY THE DEPARTMENT OF REGULATORY
12 AGENCIES;"

13 Page 3 of the report, strike line 32.

14 Page 3 of the report, line 38, after "(c)" insert "(I)".

15 Page 3 of the report, after line 39 insert:

16 "(II) THE REGIONAL BUILDING CODES AND STANDARDS MAY
17 INCLUDE WIND SHEAR, SNOW LOAD, WILDFIRE RISK, THERMAL ZONE,
18 RADON MITIGATION, OR AUTOMATIC FIRE SPRINKLER SYSTEM
19 REQUIREMENTS."

20 Page 3 of the report, line 41, strike "CLIMACTIC" and substitute
21 "CLIMATIC".

22 Page 3 of the report, strike line 42 and substitute "ACTIVITIES TO ENSURE
23 SAFETY AND TO APPLY THE MOST STRINGENT OF THESE REQUIREMENTS FOR
24 THE CONSTRUCTION AND INSTALLATION OF".

25 Page 4 of the report, strike line 3.

26 Page 4 of the report, strike lines 4 through 15 and substitute:

27 "Page 8, strike lines 12 through 20 and substitute "(e) DURING THE 2026
28 LEGISLATIVE SESSION, THE DEPARTMENT OF LOCAL AFFAIRS SHALL
29 PRESENT THE RECOMMENDATIONS OF THE ADVISORY COMMITTEE RELATED
30 TO THE DEVELOPMENT OF REGIONAL BUILDING CODES ACCOUNTING FOR
31 LOCAL CLIMATIC AND GEOGRAPHIC CONDITIONS AND FIRE SUPPRESSION

1 ACTIVITIES, AND IMPROVED COORDINATION BETWEEN THE STATE AND
2 LOCAL PERMITTING PROCESS ONSITE FOR THE CONSTRUCTION AND
3 INSTALLATION OF FACTORY-BUILT STRUCTURES, TO THE SENATE LOCAL
4 GOVERNMENT AND HOUSING COMMITTEE AND THE HOUSE
5 TRANSPORTATION, HOUSING, AND LOCAL GOVERNMENT COMMITTEE PRIOR
6 TO CONSIDERATION AND ADOPTION BY THE STATE HOUSING BOARD. THE
7 DEPARTMENT OF LOCAL AFFAIRS SHALL REPORT ON THE OUTCOMES AS
8 PART OF ITS 2031 "SMART ACT" HEARING."."

9 Page 10 of the bill, line 21, strike "OR A MANUFACTURED HOME." and
10 substitute "THAT IS MORE STRINGENT THAN A REGULATION, ORDINANCE,
11 OR LAW THAT APPLIES TO OTHER TYPES OF CONSTRUCTION."."

12 Page 12 of the bill, line 22, strike "STRUCTURE OR A MANUFACTURED
13 HOME." and substitute "STRUCTURE."."

14 Page 5 of the report, line 11, strike "(4)" and substitute "(4); and **add (7)**".

15 Page 5 of the report, after line 26 insert:

16 "(7) ANY FUTURE RENOVATION, ALTERATION, OR REPAIR OF THE
17 FACTORY-BUILT STRUCTURE, INCLUDING ELECTRICAL AND PLUMBING,
18 THAT IS PROPOSED FOLLOWING THE INSTALLATION AT THE SITE IS SUBJECT
19 TO ALL CODES AND RULES OF THE APPROPRIATE GOVERNMENTAL
20 AGENCIES HAVING JURISDICTION OVER THE STRUCTURE AND IS SUBJECT TO
21 THE JURISDICTION OF THE STATE ELECTRICAL BOARD OR STATE PLUMBING
22 BOARD AND THE CORRESPONDING PROFESSIONAL PRACTICE ACTS OF THOSE
23 LICENSED PROFESSIONS."."

24 Page 13 of the bill, after line 9 insert:

25 "**SECTION 10.** In Colorado Revised Statutes, 24-32-3311,
26 **amend (6)** as follows:

27 **24-32-3311. Certification of factory-built structures - rules.**

28 (6) All work at the installation site that is unrelated to the installation of
29 a factory-built structure or unrelated to completing construction of a
30 factory-built structure at the installation site as reflected in the approved
31 plans for the factory-built structure, including additions, modifications,
32 and repairs to a factory-built structure, SUCH AS A FOUNDATION SYSTEM
33 AND ANY ABOVE-GRADE SITE-BUILT COMPONENT THAT IS CONNECTED TO
34 THE FACTORY-BUILT STRUCTURE LIKE A GARAGE OR DECK, is subject to
35 applicable local government rules.

36 **SECTION 11.** In Colorado Revised Statutes, 24-32-3315, **amend**

1 (3), (4), and (5) as follows:

2 **24-32-3315. Installers of manufactured homes and tiny homes**
3 **- registration - fees - educational requirements - rules.**

4 (3) A person applying for registration or certification as an
5 installer OR ON BEHALF OF A BUSINESS ENTITY TO PERFORM
6 INSTALLATIONS, whether an initial or renewal application, must submit
7 the application on a form provided by the division and verified by a
8 declaration dated and signed by the applicant under penalty of perjury.
9 The application must contain, in addition to any other information the
10 division may reasonably require, the name, address, ~~e-mail~~ EMAIL address,
11 and telephone number of the applicant. The division shall make the
12 application and declaration available for public inspection.

13 (4) In order to be registered initially as an installer OR TO HAVE A
14 BUSINESS ENTITY REGISTERED TO PERFORM INSTALLATIONS, an applicant
15 must:

16 (5) A registration issued pursuant to this section is valid for one
17 year from the date of issuance and cannot be transferred or assigned to
18 another person OR BUSINESS ENTITY. The amount of the registration fee
19 must be no more than two hundred fifty dollars. If any of the application
20 information for the registered installer changes after the issuance of a
21 registration, the registered installer must notify the division in writing
22 within thirty days from the date of the change. The division may suspend,
23 revoke, or deny renewal of a registration if the registered installer fails to
24 notify the division of any change in the application.

25 **SECTION 12. Appropriation.** For the 2025-26 state fiscal year,
26 \$277,264 is appropriated to the department of local affairs for use by the
27 division of housing. This appropriation is from the building regulation
28 fund created in section 24-32-3309 (1)(a)(III), C.R.S., and is based on an
29 assumption that the division will require an additional 1.0 FTE. To
30 implement this act, the division may use this appropriation for
31 manufactured buildings program."

32 Renumber succeeding section accordingly.

33 Page 1 of the bill, line 104, strike "STRUCTURES." and substitute
34 "STRUCTURES, AND, IN CONNECTION THEREWITH, MAKING AN
35 APPROPRIATION."

36 Strike "AND MANUFACTURED HOMES" on: **Page 9** of the bill, lines 10 and
37 **11**; and **Page 11** of the bill, lines 11 and 12.

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