

**First Regular Session  
Seventy-second General Assembly  
STATE OF COLORADO**

**PREAMENDED**

*This Unofficial Version Includes Committee  
Amendments Not Yet Adopted on Second Reading*

LLS NO. 19-0991.01 Bob Lackner x4350

**HOUSE BILL 19-1274**

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**HOUSE SPONSORSHIP**

**Snyder,**

**SENATE SPONSORSHIP**

**Hisey,**

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**House Committees**

Transportation & Local Government

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING THE ABILITY OF THE BOARDS OF COUNTY**  
102            **COMMISSIONERS TO DELEGATE TO COUNTY ADMINISTRATIVE**  
103            **OFFICIALS CERTAIN LAND USE DETERMINATIONS AFFECTING**  
104            **SUBDIVISION PLATTING.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

The process for review and approval by a county of subdivision plats or other plans and agreements affecting certain land use determinations must be conducted pursuant to county resolutions,

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
Capital letters or bold & italic numbers indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.

ordinances, or regulations. The bill provides that such resolutions, ordinances, or regulations may provide for the delegation by a board of county commissioners (board) to one or more county administrative officials the authority to:

- ! Approve or deny final plats, amendments to final plats, and correction plats;
- ! Approve subdivision improvement agreements and other agreements required in connection with a final plat, an amendment to a final plat, or correction plat; and
- ! Review and approve the data, surveys, analyses, studies, plans and designs submitted in connection with a final plat, amendment to a final plat, or correction plat.

Any delegation of authority made pursuant to the bill does not include:

- ! The approval of any exception to, waiver of, or deviation from any state or county requirement regarding the subdivision of land;
- ! The approval of any agreement for the expenditure of public funds; or
- ! The waiver or restriction of any appeal process provided by county resolution, ordinance, or regulation.

Any delegation of authority made pursuant to the bill must include procedures for public notice and the submission of written comments prior to the administrative approval or denial of a final plat or amendment to a final plat and for the appeal to a board of such administrative approval or denial.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2           **SECTION 1.** In Colorado Revised Statutes, 30-28-133.5, **add**  
3 (1.5) as follows:

4           **30-28-133.5. Review of plats and other plans.** (1.5) (a) COUNTY  
5 RESOLUTIONS, ORDINANCES, OR REGULATIONS REQUIRED BY SUBSECTION  
6 (1) OF THIS SECTION MAY PROVIDE FOR THE DELEGATION BY A BOARD OF  
7 COUNTY COMMISSIONERS TO ONE OR MORE COUNTY ADMINISTRATIVE  
8 OFFICIALS THE AUTHORITY TO:

9           (I) APPROVE OR DENY FINAL PLATS, AMENDMENTS TO FINAL PLATS,  
10 AND CORRECTION PLATS IN SO FAR AS THE FINDINGS REQUIRED BY SECTION

1 30-28-133 (6) HAVE PREVIOUSLY BEEN MADE BY THE BOARD OF COUNTY  
2 COMMISSIONERS OF THE COUNTY WITH RESPECT TO THE PRELIMINARY  
3 PLAN WITH WHICH THE FINAL PLAT COMPLIES;

4 (II) APPROVE SUBDIVISION IMPROVEMENT AGREEMENTS AND  
5 OTHER AGREEMENTS REQUIRED IN CONNECTION WITH A FINAL PLAT, AN  
6 AMENDMENT TO A FINAL PLAT, OR CORRECTION PLAT; ■

7 (III) REVIEW AND APPROVE THE DATA, SURVEYS, ANALYSES,  
8 STUDIES, PLANS, AND DESIGNS SUBMITTED IN CONNECTION WITH A FINAL  
9 PLAT, AMENDMENT TO A FINAL PLAT, OR CORRECTION PLAT; AND

10 (IV) REVIEW AND APPROVE ANY SUBDIVISION EXEMPTION AS  
11 AUTHORIZED BY SECTION 30-28-101 (10)(d).

12 (b) ANY DELEGATION OF AUTHORITY MADE PURSUANT TO  
13 SUBSECTION (1.5)(a) OF THIS SECTION SHALL NOT INCLUDE:

14 (I) THE APPROVAL OF ANY AGREEMENT FOR THE EXPENDITURE OF  
15 PUBLIC FUNDS; OR

16 (II) THE WAIVER OR RESTRICTION OF ANY APPEAL PROCESS  
17 PROVIDED BY COUNTY RESOLUTION, ORDINANCE, OR REGULATION.

18 (c) ANY DELEGATION OF AUTHORITY MADE PURSUANT TO  
19 SUBSECTION (1.5)(a) OF THIS SECTION MUST INCLUDE PROCEDURES FOR  
20 PUBLIC NOTICE AND THE SUBMISSION OF WRITTEN COMMENTS PRIOR TO  
21 THE ADMINISTRATIVE APPROVAL OR DENIAL OF A FINAL PLAT OR  
22 AMENDMENT TO A FINAL PLAT AND FOR THE APPEAL TO A BOARD OF  
23 COUNTY COMMISSIONERS OF THE COUNTY OF SUCH ADMINISTRATIVE  
24 APPROVAL OR DENIAL.

25 **SECTION 2. Act subject to petition - effective date.** This act  
26 takes effect September 1, 2019; except that, if a referendum petition is  
27 filed pursuant to section 1 (3) of article V of the state constitution against

1 this act or an item, section, or part of this act within the ninety-day period  
2 after final adjournment of the general assembly, then the act, item,  
3 section, or part will not take effect unless approved by the people at the  
4 general election to be held in November 2020 and, in such case, will take  
5 effect on the date of the official declaration of the vote thereon by the  
6 governor.