

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

**REVISED**

*This Version Includes All Amendments Adopted  
on Second Reading in the Second House*

LLS NO. 23-0496.02 Jery Payne x2157

**SENATE BILL 23-148**

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**SENATE SPONSORSHIP**

**Cutter**, Buckner, Coleman, Exum, Gonzales, Hansen, Hinrichsen, Jaquez Lewis, Marchman, Moreno, Priola

**HOUSE SPONSORSHIP**

**Lindsay**,

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**Senate Committees**

Local Government & Housing  
Finance  
Appropriations

**House Committees**

Transportation, Housing & Local Government  
Finance  
Appropriations

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**A BILL FOR AN ACT**

101 **CONCERNING PROPERTY USED TO ILLEGALLY MANUFACTURE DRUGS,**  
102 **AND, IN CONNECTION THEREWITH, MAKING AN APPROPRIATION.**

**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>.)*

Under current law, the department of public health and environment (department) certifies people who assess, decontaminate, or sample property that contained illegal drug laboratories. The bill adds a requirement that the department inspect the work of each certified person at least once every 3 years. If the department determines that a certified person failed to perform an assessment, decontamination, or sampling

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

HOUSE  
Amended 2nd Reading  
May 5, 2023

SENATE  
3rd Reading Unamended  
April 24, 2023

SENATE  
Amended 2nd Reading  
April 21, 2023

correctly, the department is directed to require the person to participate in remedial education or, if the failure was willful and is likely to be repeated, the department shall decertify the person.

The bill requires the department to create a public database of buildings that have been used as illegal drug laboratories. A building must be removed from the database 5 years after the property has been decontaminated.

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

2 **SECTION 1.** In Colorado Revised Statutes, 25-18.5-103, amend  
3 (2)(a) introductory portion and (2)(a)(I) as follows:

4 **25-18.5-103. Discovery of illegal drug laboratory - property**  
5 **owner - cleanup - liability.** (2) (a) Except as specified in paragraph (b)  
6 of this subsection (2) SUBSECTION (2)(b) OF THIS SECTION, once a property  
7 owner has received certificates of compliance from a contractor and a  
8 consultant in accordance with section 25-18.5-102 (1)(e), or has  
9 demolished the property, or has met the clean-up standards and  
10 documentation requirements of this section as it existed before August 7,  
11 2013, the property owner:

12 (I) Shall furnish copies of the certificates of compliance to the  
13 governing body AND THE DEPARTMENT; and

14 **SECTION 2.** In Colorado Revised Statutes, 25-18.5-106, add (2)  
15 as follows:

16 **25-18.5-106. Powers and duties of department.** (2) ON AND  
17 AFTER JANUARY 1, 2024, THE DEPARTMENT SHALL CREATE AND MAKE  
18 AVAILABLE TO THE PUBLIC AN ONLINE DATABASE OF ANY RESIDENTIAL  
19 REAL PROPERTY, AS DEFINED IN SECTION 38-35.7-103 (5), THAT HAS BEEN  
20 USED AS AN ILLEGAL DRUG LABORATORY INVOLVING METHAMPHETAMINE.  
21 THE DEPARTMENT SHALL REMOVE A RESIDENTIAL REAL PROPERTY FROM  
22 THE DATABASE FIVE YEARS AFTER THE LATER DATE ON THE CERTIFICATES

1 OF COMPLIANCE ISSUED BY A CONTRACTOR AND A CONSULTANT IN  
2 ACCORDANCE WITH SECTION 25-18.5-102 (1)(e). EACH RESIDENTIAL REAL  
3 PROPERTY ON THE DATABASE MUST CONTAIN A FIELD THAT IS MADE  
4 AVAILABLE TO THE PUBLIC AND THAT RECORDS WHETHER THE PROPERTY  
5 HAS A CERTIFICATE OF COMPLIANCE ISSUED PURSUANT TO SECTION  
6 25-18.5-102 (1)(e).

7 **SECTION 3.** In Colorado Revised Statutes, **add** 25-18.5-110 as  
8 follows:

9 **25-18.5-110. Reporting - rules.** (1) UPON DISCOVERING AN  
10 ILLEGAL DRUG LABORATORY INVOLVING METHAMPHETAMINE ON A  
11 RESIDENTIAL REAL PROPERTY, AS DEFINED IN SECTION 38-35.7-103 (5), A  
12 LAW ENFORCEMENT AGENCY AND A CONSULTANT SHALL NOTIFY THE  
13 DEPARTMENT OF THE FACT. THE NOTICE MUST INCLUDE THE PROPERTY'S  
14 ADDRESS, THE NAME OF THE PROPERTY OWNER, AND ANY OTHER  
15 INFORMATION REQUIRED BY RULE ADOPTED PURSUANT TO SUBSECTION (2)  
16 OF THIS SECTION.

17 (2) THE BOARD MAY ADOPT RULES AS NECESSARY TO SPECIFY ANY  
18 ADDITIONAL INFORMATION THAT MUST BE INCLUDED IN THE NOTICE  
19 REQUIRED BY SUBSECTION (1) OF THIS SECTION.

20 **SECTION 4.** In Colorado Revised Statutes, 38-12-505, **amend**  
21 (1)(b)(XI) and (1)(b)(XII); and add (1)(b)(XIII) as follows:

22 **38-12-505. Uninhabitable residential premises.** (1) A  
23 residential premises is deemed uninhabitable if:

24 (b) It substantially lacks any of the following characteristics:

25 (XI) Locks on all exterior doors and locks or security devices on  
26 windows designed to be opened that are maintained in good working  
27 order; or

1           (XII) Compliance with all applicable building, housing, and health  
2 codes, the violation of which would constitute a condition that materially  
3 interferes with the life, health, or safety of the tenant; OR

4           (XIII) REMEDIATION IN COMPLIANCE WITH ARTICLE 18.5 OF TITLE  
5 25 IF THE RESIDENTIAL PREMISES WAS USED AS AN ILLEGAL DRUG  
6 LABORATORY, AS DEFINED IN SECTION 25-18.5-101 (8), INVOLVING  
7 METHAMPHETAMINE.

8           **SECTION 5.** In Colorado Revised Statutes, 38-35.7-103, **amend**  
9 (4) and (5) as follows:

10           **38-35.7-103. Disclosure - methamphetamine laboratory.** (4) If  
11 the seller becomes aware that the property was an illegal  
12 METHAMPHETAMINE drug laboratory, and remediates the property in  
13 accordance with the standards established by PURSUANT TO section  
14 25-18.5-102, C.R.S., and receives certificates of compliance under  
15 section 25-18.5-102 (1)(e), C.R.S., then:

16           (a) The seller ~~shall not be~~ IS NOT required to disclose that the  
17 property was used as a ~~methamphetamine~~ AN ILLEGAL  
18 METHAMPHETAMINE DRUG laboratory to a buyer; and

19           (b) FIVE YEARS AFTER THE LATER DATE ON THE CERTIFICATES OF  
20 COMPLIANCE ISSUED PURSUANT TO SECTION 25-18.5-102 (1)(e), the  
21 property is no longer eligible for inclusion in any government-sponsored  
22 informational service INCLUDED IN THE DATABASE listing properties that  
23 have been used for the production of AS AN ILLEGAL methamphetamine  
24 DRUG LABORATORY IN ACCORDANCE WITH SECTION 25-18.5-106 (2).

25           (5) For purposes of this section, "residential real property" OR  
26 "PROPERTY" includes a manufactured home; mobile home; condominium;  
27 townhome; home sold by the owner, a financial institution, or the federal

1 department of housing and urban development; rental property, including  
2 an apartment; and short-term residence such as a motel or hotel.

3 **SECTION 6. Appropriation.** For the 2023-24 state fiscal year,  
4 \$74,516 is appropriated to the department of public health and  
5 environment for use by the hazardous materials and waste management  
6 division. This appropriation is from the general fund and is based on an  
7 assumption that the division will require an additional 1.0 FTE. To  
8 implement this act, the division may use this appropriation for program  
9 costs.

10 **SECTION 7. Act subject to petition - effective date -**  
11 **applicability.** (1) This act takes effect at 12:01 a.m. on the day following  
12 the expiration of the ninety-day period after final adjournment of the  
13 general assembly; except that, if a referendum petition is filed pursuant  
14 to section 1 (3) of article V of the state constitution against this act or an  
15 item, section, or part of this act within such period, then the act, item,  
16 section, or part will not take effect unless approved by the people at the  
17 general election to be held in November 2024 and, in such case, will take  
18 effect on the date of the official declaration of the vote thereon by the  
19 governor.

20 (2) This act applies to residential properties on which an illegal  
21 methamphetamine drug laboratory has been discovered on or after the  
22 applicable effective date of this act.