

Second Regular Session
Seventy-fourth General Assembly
STATE OF COLORADO

INTRODUCED

LLS NO. 24-0644.01 Richard Sweetman x4333

HOUSE BILL 24-1108

HOUSE SPONSORSHIP

McCluskie and Amabile,

SENATE SPONSORSHIP

Roberts,

House Committees
Business Affairs & Labor

Senate Committees

A BILL FOR AN ACT

101 CONCERNING A STUDY OF THE MARKET FOR PROPERTY AND CASUALTY
102 INSURANCE POLICIES ISSUED TO CERTAIN ENTITIES IN
103 COLORADO.

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 bill requires the commissioner of insurance (commissioner) to conduct a study concerning the market for property and casualty insurance policies issued by insurers to:

- Unit owners' associations (associations) of common interest communities; and

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.

- Owners of hotels and lodging facilities (owners).
- To the extent practicable, the study must include consideration of:
- Current market conditions, including certain data; and
 - The implementation of measures and programs to ensure the long-term sustainability and availability of property and casualty insurance policies issued to associations and owners.

The commissioner may contract with a third party to conduct the study. The commissioner and any third party shall engage with and seek input from insurers, consumer groups, and other interested parties.

As part of the study, the commissioner shall collect specific data from insurers. Information submitted by an insurer is subject to public inspection only to the extent allowed under the "Colorado Open Records Act". The division of insurance and any third-party contractor may not disclose trade secrets or confidential or proprietary information.

The commissioner shall prepare a report summarizing the results of the study and, on or before January 1, 2026, submit the report to the joint budget committee, to the business affairs and labor committee of the house of representatives, and to the business, labor, and technology committee of the senate.

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** 10-4-122 as
 3 follows:

4 **10-4-122. Market study - property and casualty insurance -**
 5 **associations of common interest communities and lodging facilities**
 6 **owners - definitions - report - repeal.** (1) AS USED IN THIS SECTION,
 7 UNLESS THE CONTEXT OTHERWISE REQUIRES:

8 (a) "ADMITTED INSURANCE" MEANS ANY PROPERTY AND
 9 CASUALTY INSURANCE WRITTEN BY AN INSURER THAT HOLDS A
 10 CERTIFICATE OF AUTHORITY TO CONDUCT THE BUSINESS OF INSURANCE IN
 11 COLORADO.

12 (b) "ASSOCIATION" MEANS A UNIT OWNERS' ASSOCIATION OF A
 13 COMMON INTEREST COMMUNITY, AS DEFINED IN SECTION 38-33.3-103 (3).

14 (c) "CAPTIVE INSURANCE COMPANY" HAS THE MEANING SET FORTH

1 IN SECTION 10-6-103 (2).

2 (d) "COMMON INTEREST COMMUNITY" HAS THE MEANING SET
3 FORTH IN SECTION 38-33.3-103 (8).

4 (e) "CONDOMINIUM UNIT" HAS THE MEANING SET FORTH IN
5 SECTION 38-33-103 (1).

6 (f) "NONADMITTED INSURANCE" HAS THE MEANING SET FORTH IN
7 SECTION 10-5-101.2 (10).

8 (g) "OWNER OF LODGING FACILITIES" OR "OWNER" MEANS A
9 PERSON THAT POSSESSES AN OWNERSHIP INTEREST IN:

10 (I) A HOTEL, AS DEFINED IN SECTION 44-3-103 (21); OR

11 (II) A LODGING FACILITY.

12 (2) THE COMMISSIONER SHALL CONDUCT A STUDY OF THE MARKET
13 FOR ADMITTED INSURANCE POLICIES ISSUED BY INSURERS TO
14 ASSOCIATIONS AND TO OWNERS OF LODGING FACILITIES. TO THE EXTENT
15 PRACTICABLE, THE STUDY MUST INCLUDE CONSIDERATION OF:

16 (a) CURRENT MARKET CONDITIONS, INCLUDING:

17 (I) THE AVAILABILITY OF COVERAGE, AS DIFFERENTIATED BY
18 COUNTY OR ZIP CODE, IN THE MARKETS FOR ADMITTED INSURANCE AND
19 NONADMITTED INSURANCE AND THROUGH SELF-INSURED MECHANISMS,
20 INCLUDING CAPTIVE INSURANCE COMPANIES;

21 (II) THE AFFORDABILITY OF COVERAGE, AS DIFFERENTIATED BY
22 PROPERTY VALUE AND BY COUNTY OR ZIP CODE; AND

23 (III) IDENTIFICATION OF AREAS OF COLORADO WITH PARTICULAR
24 AVAILABILITY CONCERNS; AND

25 (b) RECOMMENDATIONS REGARDING POTENTIAL MEASURES AND
26 PROGRAMS TO ENSURE THE LONG-TERM SUSTAINABILITY AND
27 AVAILABILITY OF PROPERTY AND CASUALTY INSURANCE POLICIES ISSUED

1 TO ASSOCIATIONS AND OWNERS.

2 (3) (a) THE COMMISSIONER MAY CONTRACT WITH A THIRD PARTY
3 TO CONDUCT THE STUDY REQUIRED IN SUBSECTION (2) OF THIS SECTION.
4 THE COMMISSIONER IS NOT REQUIRED TO COMPLY WITH THE
5 "PROCUREMENT CODE", ARTICLES 101 TO 112 OF TITLE 24, FOR PURPOSES
6 OF THIS SUBSECTION (3); EXCEPT THAT THE COMMISSIONER SHALL USE A
7 COMPETITIVE PROCESS PURSUANT TO THE "PROCUREMENT CODE" TO
8 SELECT A THIRD PARTY TO CONDUCT THE STUDY.

9 (b) THE COMMISSIONER AND ANY THIRD PARTY CONDUCTING THE
10 STUDY SHALL ENGAGE WITH AND SEEK INPUT FROM INSURERS, CONSUMER
11 GROUPS, AND OTHER INTERESTED PARTIES.

12 (4) AS PART OF THE STUDY, THE COMMISSIONER MAY COLLECT
13 DATA FROM EACH INSURER IN THE MARKETS FOR ADMITTED INSURANCE
14 AND NONADMITTED INSURANCE, INCLUDING:

15 (a) THE NUMBER AND LOCATION OF EACH ASSOCIATION AND
16 OWNER IN COLORADO FOR WHICH THE INSURER PROVIDES COVERAGE
17 THROUGH A PROPERTY AND CASUALTY INSURANCE POLICY;

18 (b) THE CRITERIA USED BY THE INSURER TO UNDERWRITE
19 PROPERTY AND CASUALTY INSURANCE POLICIES ISSUED TO ASSOCIATIONS
20 AND OWNERS;

21 (c) COMBINED LOSS AND EXPENSE RATIOS INCURRED BY THE
22 INSURER FROM ISSUING PROPERTY AND CASUALTY INSURANCE POLICIES TO
23 ASSOCIATIONS AND OWNERS; AND

24 (d) ANY OTHER DATA THE COMMISSIONER IDENTIFIES AS
25 RELEVANT TO EVALUATING CURRENT MARKET CONDITIONS AND
26 DEVELOPING PROPOSED AVAILABILITY AND AFFORDABILITY SOLUTIONS.

27 (5) INFORMATION SUBMITTED BY AN INSURER PURSUANT TO

1 SUBSECTION (4) OF THIS SECTION IS SUBJECT TO PUBLIC INSPECTION ONLY
2 TO THE EXTENT ALLOWED UNDER THE "COLORADO OPEN RECORDS ACT",
3 PART 2 OF ARTICLE 72 OF TITLE 24. THE DIVISION AND ANY THIRD-PARTY
4 CONTRACTOR SHALL NOT DISCLOSE TRADE SECRETS OR CONFIDENTIAL OR
5 PROPRIETARY INFORMATION TO ANY PERSON THAT IS NOT AUTHORIZED TO
6 ACCESS THE INFORMATION.

7 (6) THE COMMISSIONER SHALL PREPARE A REPORT SUMMARIZING
8 THE RESULTS OF THE STUDY REQUIRED BY THIS SECTION. ON OR BEFORE
9 JANUARY 1, 2026, THE COMMISSIONER SHALL SUBMIT THE REPORT TO THE
10 JOINT BUDGET COMMITTEE, TO THE BUSINESS AFFAIRS AND LABOR
11 COMMITTEE OF THE HOUSE OF REPRESENTATIVES, AND TO THE BUSINESS,
12 LABOR, AND TECHNOLOGY COMMITTEE OF THE SENATE, OR ANY
13 SUCCESSOR COMMITTEES. TO THE EXTENT FEASIBLE, THE COMMISSIONER
14 MAY COLLECT DATA CONCERNING SELF-INSURED MECHANISMS, INCLUDING
15 CAPTIVE INSURANCE COMPANIES, AND INCLUDE SUCH INFORMATION IN THE
16 REPORT.

17 (7) THIS SECTION IS REPEALED, EFFECTIVE JULY 1, 2026.

18 **SECTION 2. Act subject to petition - effective date.** This act
19 takes effect at 12:01 a.m. on the day following the expiration of the
20 ninety-day period after final adjournment of the general assembly; except
21 that, if a referendum petition is filed pursuant to section 1 (3) of article V
22 of the state constitution against this act or an item, section, or part of this
23 act within such period, then the act, item, section, or part will not take
24 effect unless approved by the people at the general election to be held in
25 November 2024 and, in such case, will take effect on the date of the
26 official declaration of the vote thereon by the governor.