

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

REREVISED

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

LLS NO. 23-0605.01 Richard Sweetman x4333

HOUSE BILL 23-1253

HOUSE SPONSORSHIP

Sharbini and Lindsay, Amabile, Bird, Boesenecker, Brown, deGruy Kennedy, English, Froelich, Garcia, Gonzales-Gutierrez, Herod, Jodeh, Joseph, Kipp, Lieder, Mabrey, Michaelson Jenet, Ortiz, Parenti, Ricks, Sirota, Snyder, Story, Titone, Valdez, Velasco, Vigil, Weissman, Willford, Woodrow

SENATE SPONSORSHIP

Hinrichsen, Cutter, Gonzales, Jaquez Lewis, Marchman, Moreno, Priola, Sullivan, Winter F.

House Committees

Transportation, Housing & Local Government
Appropriations

Senate Committees

Local Government & Housing
Appropriations

A BILL FOR AN ACT

101 **CONCERNING A TASK FORCE TO STUDY CORPORATE OWNERSHIP OF**
102 **HOUSING IN COLORADO, AND, IN CONNECTION THEREWITH,**
103 **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>.)

The bill creates the task force on corporate housing ownership (task force) in the division of housing in the department of local affairs and directs the task force to examine data concerning home sales and home ownership in Colorado, including a quantification of:

- The total number of home sales that have occurred in

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.

SENATE
3rd Reading Unamended
May 6, 2023

SENATE
Amended 2nd Reading
May 5, 2023

HOUSE
3rd Reading Unamended
May 2, 2023

HOUSE
Amended 2nd Reading
May 1, 2023

Colorado since January 1, 2008, within certain sales price ranges;

- The total number of such home sales that resulted in the home being owned entirely or partially by a corporation;
- The total number of homes in each zip code of the state that are owned entirely or partially by a corporation; and
- The total number of homes in the state that are owned entirely or partially by a corporation and are unoccupied.

The task force must report its findings to the legislative committees of reference with jurisdiction over housing matters by October 1, 2025. The report must include legislative recommendations to address the issue of corporate ownership of housing in Colorado, including recommendations regarding the potential creation of a fee to be imposed upon corporations that own significant numbers of homes in Colorado, which fee could be used to fund a grant program to award grants to programs and organizations that address housing issues in Colorado.

The task force is repealed, effective September 1, 2027.

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** 24-32-733 as
3 follows:

4 **24-32-733. Task force on corporate housing ownership -**
5 **creation - membership - issues of study - additional duties - report -**
6 **compensation - staff support - definitions - repeal. (1) Definitions.** AS
7 USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

8 (a) "CORPORATION" HAS THE MEANING SET FORTH IN SECTION
9 7-90-102 (10).

10 (b) "TASK FORCE" MEANS THE TASK FORCE ON CORPORATE
11 HOUSING OWNERSHIP CREATED IN SUBSECTION (2)(a) OF THIS SECTION.

12 (2) **Creation - membership.** (a) THE TASK FORCE ON CORPORATE
13 HOUSING OWNERSHIP IS CREATED IN THE STATE DEMOGRAPHY OFFICE IN
14 THE DEPARTMENT OF LOCAL AFFAIRS. THE TASK FORCE CONSISTS OF THE
15 FOLLOWING MEMBERS, APPOINTED AS FOLLOWS:

1 (I) THE SPEAKER OF THE HOUSE OF REPRESENTATIVES SHALL
2 APPOINT:

3 (A) ONE MEMBER OF THE HOUSE OF REPRESENTATIVES;

4 ==

5 (B) ONE MEMBER WHO HAS SIGNIFICANT PROFESSIONAL
6 EXPERIENCE WITH LABOR AND WORKFORCE ISSUES;

7 (C) ONE MEMBER WHO REPRESENTS A STATEWIDE TRADE
8 ASSOCIATION OF BANKS AND OTHER LENDERS; AND

9 (D) ONE MEMBER WHO HAS SIGNIFICANT PROFESSIONAL
10 EXPERIENCE AS A COUNTY CLERK AND RECORDER;

11 (II) THE PRESIDENT OF THE SENATE SHALL APPOINT:

12 (A) ONE MEMBER OF THE SENATE;

13 (B) ONE MEMBER WHO HAS SIGNIFICANT PROFESSIONAL
14 EXPERIENCE AS A MORTGAGE BROKER;

15 (C) ONE MEMBER WHO HAS SIGNIFICANT PROFESSIONAL
16 EXPERIENCE ADVOCATING FOR HOUSING RIGHTS; AND

17 (D) ONE MEMBER WHO HAS SIGNIFICANT PROFESSIONAL
18 EXPERIENCE AS A COUNTY ASSESSOR; ==

19 (III) THE MINORITY LEADER OF THE SENATE SHALL APPOINT TWO
20 MEMBERS, ONE OF WHOM REPRESENTS A STATEWIDE TRADE ASSOCIATION
21 OF BANKS OR OTHER LENDERS AND ONE OF WHOM REPRESENTS A
22 STATEWIDE REAL ESTATE ASSOCIATION; AND

23 (IV) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL
24 AFFAIRS SHALL APPOINT ONE MEMBER WHO REPRESENTS THE
25 DEPARTMENT.

26 (b) THE APPOINTING AUTHORITIES SHALL MAKE EACH OF THE
27 INITIAL APPOINTMENTS DESCRIBED IN SUBSECTION (2)(a) OF THIS SECTION

1 NO LATER THAN THIRTY DAYS AFTER THE EFFECTIVE DATE OF THIS
2 SECTION.

3 (c) ANY VACANCY THAT OCCURS AMONG THE APPOINTED
4 MEMBERS OF THE TASK FORCE SHALL BE FILLED BY THE APPROPRIATE
5 APPOINTING AUTHORITY AS SOON AS PRACTICABLE IN ACCORDANCE WITH
6 SUBSECTION (2)(a) OF THIS SECTION.

7 (d) IN MAKING APPOINTMENTS TO THE TASK FORCE, THE
8 APPOINTING AUTHORITIES SHALL ENSURE THAT THE MEMBERSHIP OF THE
9 TASK FORCE:

10 (I) REFLECTS THE ETHNIC, CULTURAL, AND GENDER DIVERSITY OF
11 THE STATE;

12 (II) INCLUDES REPRESENTATION FROM DIFFERENT GEOGRAPHIC
13 REGIONS OF THE STATE, INCLUDING URBAN, RURAL, AND RESORT
14 COMMUNITIES; AND

15 (III) TO THE EXTENT PRACTICABLE, INCLUDES PERSONS WITH
16 DISABILITIES.

17 (e) NOT LATER THAN SIXTY DAYS AFTER THE EFFECTIVE DATE OF
18 THIS SECTION, THE SPEAKER OF THE HOUSE OF REPRESENTATIVES SHALL
19 DESIGNATE A MEMBER OF THE TASK FORCE TO SERVE AS THE CHAIR OF THE
20 TASK FORCE.

21 (3) **Issues for study.** (a) THE TASK FORCE SHALL:

22 (I) EXAMINE HOUSING OWNERSHIP BY CORPORATE ENTITIES AND
23 RESIDENTIAL REAL ESTATE TRANSACTIONS BY CORPORATE ENTITIES IN
24 COLORADO SINCE JANUARY 1, 2008, INCLUDING PURCHASES RESULTING
25 FROM FORECLOSURES;

26 (II) DETERMINE A METHODOLOGY BY WHICH TO EXAMINE THE
27 IMPACTS OF CORPORATE ACQUISITION AND OWNERSHIP OF RESIDENTIAL

1 PROPERTY, WITH A FOCUS ON SINGLE-FAMILY HOMES, CONDOMINIUMS,
2 AND TOWNHOMES;

3 (III) GATHER AND ANALYZE DATA, REPORTS, AND PUBLIC RECORDS
4 RELATED TO CORPORATE OWNERSHIP OF HOUSING;

5 (IV) MAKE LEGISLATIVE RECOMMENDATIONS, PURSUANT TO
6 SUBSECTION (4)(d) OF THIS SECTION, TO MITIGATE ANY NEGATIVE IMPACTS
7 RELATED TO CORPORATE OWNERSHIP OF HOUSING THAT ARE IDENTIFIED BY
8 THE TASK FORCE; AND

9 (V) REPORT, PURSUANT TO SUBSECTION (4)(d) OF THIS SECTION,
10 TO THE SPECIFIED LEGISLATIVE COMMITTEES CERTAIN INFORMATION
11 CONCERNING THE IMPACTS OF CORPORATE OWNERSHIP OF HOUSING.

12 (b) IN EXAMINING THE IMPACTS OF CORPORATE OWNERSHIP OF
13 HOUSING UNITS, THE TASK FORCE MAY CONSIDER THE EXTENT TO WHICH
14 CORPORATE OWNERSHIP OF HOUSING UNITS CORRELATES WITH:

15 (I) INCREASED VACANCY RATES;

16 (II) DECREASED HOUSING AVAILABILITY;

17 (III) DECREASED HOME-BUYING OPPORTUNITIES FOR FIRST-TIME
18 HOME BUYERS;

19 (IV) INCREASED DISPLACEMENT;

20 (V) INCREASED RESIDENTIAL PROPERTY PRICES;

21 (VI) INCREASED NONRESIDENT OWNERSHIP;

22 (VII) INCREASED RATES OF FORECLOSURES; AND

23 (VIII) ANY OTHER FACTORS DEEMED APPROPRIATE BY THE TASK
24 FORCE.

25 (c) THE TASK FORCE MUST IDENTIFY, TO THE EXTENT
26 PRACTICABLE, TRENDS IN CORPORATE HOMEOWNERSHIP IN RELATION TO:

27 (I) HOUSING TYPE;

- 1 (II) GEOGRAPHY BASED ON ZIP CODES;
- 2 (III) PROPERTY VALUES;
- 3 (IV) NEIGHBORHOOD CHARACTERISTICS; AND
- 4 (V) ANY OTHER FACTORS DEEMED APPROPRIATE BY THE TASK
- 5 FORCE.

6 (d) THE TASK FORCE MAY IDENTIFY AND REPORT ON, TO THE
7 EXTENT PRACTICABLE, ANY CORPORATE ENTITIES THAT PURCHASE OR OWN
8 A DISPROPORTIONATE OR OUTSIZED MARKET SHARE OF HOUSING UNITS IN
9 THE STATE.



11 (4) **Additional duties of the task force.** THE TASK FORCE SHALL:

12 (a) MEET ON OR BEFORE DECEMBER 1, 2023, AT A TIME AND PLACE
13 TO BE DETERMINED BY THE CHAIR OF THE TASK FORCE;

14 (b) MEET AT LEAST ONCE EVERY FOUR MONTHS THEREAFTER OR
15 MORE OFTEN AS DIRECTED BY THE CHAIR OF THE TASK FORCE;

16 (c) COMMUNICATE WITH AND OBTAIN INPUT FROM GROUPS
17 THROUGHOUT THE STATE AFFECTED BY THE ISSUES IDENTIFIED IN
18 SUBSECTION (3) OF THIS SECTION; AND

19 (d) SUBMIT A REPORT TO THE TRANSPORTATION, HOUSING, AND
20 LOCAL GOVERNMENT COMMITTEE OF THE HOUSE OF REPRESENTATIVES
21 AND THE LOCAL GOVERNMENT AND HOUSING COMMITTEE OF THE SENATE,
22 OR TO ANY SUCCESSOR COMMITTEES, ON OR BEFORE OCTOBER 1, 2025,
23 THAT, AT A MINIMUM, INCLUDES:

24 (I) THE INFORMATION DESCRIBED IN SUBSECTION (3) OF THIS
25 SECTION; AND

26 (II) SUCH OTHER RELEVANT FINDINGS AS THE TASK FORCE ELECTS
27 TO REPORT.

1 (5) **Compensation.** NONLEGISLATIVE MEMBERS OF THE TASK
2 FORCE SERVE WITHOUT COMPENSATION. LEGISLATIVE MEMBERS ARE
3 COMPENSATED IN ACCORDANCE WITH SECTION 2-2-326.

4 (6) **Staff support.** THE EXECUTIVE DIRECTOR OF THE DEPARTMENT
5 MAY SUPPLY STAFF ASSISTANCE TO THE TASK FORCE AS THE EXECUTIVE
6 DIRECTOR DEEMS APPROPRIATE, SUBJECT TO AVAILABLE APPROPRIATIONS.
7 THE TASK FORCE MAY ALSO ACCEPT DONATIONS OF IN-KIND SERVICES FOR
8 STAFF SUPPORT FROM THE PRIVATE SECTOR.

9 (7) **Repeal.** THIS SECTION IS REPEALED, EFFECTIVE SEPTEMBER 1,
10 2027.

11 **SECTION 2. Appropriation.** (1) For the 2023-24 state fiscal
12 year, \$122,549 is appropriated to the department of local affairs for use
13 by the state demography office. This appropriation is from the general
14 fund and is based on the assumption that the office will require an
15 additional 0.4 FTE. The office may use this appropriation for program
16 costs.

17 (2) Any money appropriated in subsection (1) of this section not
18 expended prior to July 1, 2024 is further appropriated to the department
19 for the 2024-25 fiscal year for the same purpose.

20 (3) For the 2023-24 state fiscal year, \$1,416 is appropriated to the
21 legislative department for use by the general assembly. This appropriation
22 is from the general fund. The general assembly may use this appropriation
23 to implement this act. Any money appropriated in this subsection (3) not
24 expended prior to July 1, 2024 is further appropriated for the 2024-25
25 fiscal year for the same purpose.

26 **SECTION 3. Act subject to petition - effective date.** This act
27 takes effect at 12:01 a.m. on the day following the expiration of the

1 ninety-day period after final adjournment of the general assembly; except
2 that, if a referendum petition is filed pursuant to section 1 (3) of article V
3 of the state constitution against this act or an item, section, or part of this
4 act within such period, then the act, item, section, or part will not take
5 effect unless approved by the people at the general election to be held in
6 November 2024 and, in such case, will take effect on the date of the
7 official declaration of the vote thereon by the governor.