

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

INTRODUCED

LLS NO. 23-0464.02 Pierce Lively x2059

HOUSE BILL 23-1302

HOUSE SPONSORSHIP

Ortiz and Lieder, Bacon, Garcia, Jodeh, Joseph, Mabrey, Vigil

SENATE SPONSORSHIP

(None),

House Committees

Transportation, Housing & Local Government

Senate Committees

A BILL FOR AN ACT

101 **CONCERNING ACCESSIBILITY REQUIREMENTS FOR HOUSING, AND, IN**
102 **CONNECTION THEREWITH, MODIFYING THE STANDARDS FOR**
103 **ACCESSIBLE HOUSING, UPDATING THE PROHIBITION ON UNFAIR**
104 **OR DISCRIMINATORY HOUSING PRACTICES AGAINST INDIVIDUALS**
105 **WITH DISABILITIES, AND AUTHORIZING A COURT TO EXTEND THE**
106 **DATE FOR A COURT HEARING UPON RECEIVING A WRITTEN**
107 **REQUEST FOR A REASONABLE ACCOMMODATION PURSUANT TO**
108 **PROHIBITED UNFAIR HOUSING PRACTICES.**

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

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.*

<http://leg.colorado.gov>.)

The bill modifies the accessible housing standards and specifications exception process for housing for which building plans are submitted to a governmental unit on or after July 1, 2023. A governmental unit may only grant exceptions to any particular accessible housing standard or specification when the governmental unit determines that the standard or specification is technically infeasible and would create an undue hardship. The determination must be in writing and must articulate the relevant undue hardship.

Similarly, the bill requires that the alteration of walls or defining boundaries in housing that was under construction prior to July 1, 2023, must comply with certain minimum alteration requirements, unless there is a determination of undue hardship by the relevant governmental unit. However, even if a governmental unit makes a determination of undue hardship, the alterations must still comply with the minimum alteration requirements to the maximum extent feasible.

The bill establishes that failure to comply with certain standards for accessible housing constitutes discrimination on the basis of a disability jointly and severally by the owner of the relevant property and any construction professionals who participate in the noncompliant construction or alteration of the relevant property. The bill creates a civil action for an individual with a disability subject to a failure or the attorney general.

The bill requires that certain new construction projects and alterations provide a certain number of type B dwelling units or type B multistory dwelling units, and in some cases at least one type A dwelling unit or type A multistory dwelling unit, based on the number of dwelling units in the construction project or alteration.

The bill prohibits a landlord from refusing a request by an individual with a disability to make modifications, at the individual's own expense, necessary to afford the individual the full enjoyment of the property.

The bill requires newly constructed housing to have:

- At least one building entrance on an accessible route, unless doing so would be an undue hardship;
- Fire alarms that are accessible to individuals with a disability, so long as the dwelling unit does not require individuals to purchase their own fire alarms; and
- Emergency exits that are accessible to individuals with a disability.

The bill also states that a failure to ensure the following qualifies as discrimination against an individual with a disability:

- That all mailboxes assigned to dwelling units are fully accessible to any individual with a disability who lives in

- those dwelling units; and
- That all signage in dwelling units, including directories and elevator buttons, is accessible to individuals with disabilities.

Lastly, the bill authorizes a court to extend:

- The answer date in an eviction proceeding if the defendant files a written request with the court for a reasonable accommodation pursuant to prohibited unfair housing practices; and
- The hearing date for a hearing required during a foreclosure proceeding if the borrower files a written request with the court for a reasonable accommodation pursuant to prohibited unfair housing practices.

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

2 **SECTION 1. Legislative declaration.** (1) The general assembly
3 finds and declares that:

4 (a) Hundreds of thousands of Coloradans have one or more
5 disabilities and this number is increasing as the population ages;

6 (b) As of 2023, approximately twenty-six percent of adults in the
7 United States live with a disability and approximately sixteen percent of
8 individuals in the United States are over the age of sixty-five;

9 (c) Historically, societies have tended to isolate and segregate
10 individuals with disabilities from their own homes and communities;

11 (d) The "Americans with Disabilities Act of 1990" did not become
12 law until 1990, and was only a start to try and secure basic access and
13 civil rights for individuals with disabilities;

14 (e) Individuals with disabilities continually encounter various
15 forms of discrimination, including outright intentional exclusion, the
16 discriminatory effects of architectural, transportation, and communication
17 barriers, overprotective and paternalistic rules and policies, unequal
18 treatment resulting from stereotypical assumptions not indicative of an

1 individual's actual abilities, failure to make modifications to existing
2 facilities and practices, exclusionary qualification standards and criteria,
3 segregation, and relegation to lesser services, programs, activities,
4 benefits, jobs, or other opportunities;

5 (f) Individuals with disabilities are more likely to live near or
6 below the poverty line and there is a shortage of dwellings accessible to
7 individuals with disabilities, making accessible housing more difficult to
8 obtain for individuals with disabilities than for many others;

9 (g) It is the policy of the state of Colorado to provide for fair
10 housing throughout Colorado;

11 (h) Ensuring fair and accessible housing not only benefits
12 individuals with disabilities, but also provides safer working conditions
13 for home health-care workers; and

14 (i) Allowing Coloradans with disabilities and older Coloradans to
15 remain in their homes and communities will benefit such individuals,
16 enrich their communities, and lessen burdens on the medical and nursing
17 home systems.

18 **SECTION 2.** In Colorado Revised Statutes, 9-5-101, **amend** (10),
19 (11), (12), and (13); **repeal** (1) and (14); and **add** (2.5) and (16) as
20 follows:

21 **9-5-101. Definitions.** As used in this article 5, unless the context
22 otherwise requires:

23 (1) ~~"Accessibility point" means a unit of value exchanged for~~
24 ~~different levels of accessible dwelling types to satisfy the requirements~~
25 ~~for dwelling accessibility contained in this article.~~

26 (2.5) "ALTERATION" MEANS A CHANGE TO A PROJECT, PROPERTY,
27 OR RESIDENTIAL DWELLING UNIT THAT AFFECTS OR COULD AFFECT THE

1 USABILITY OF THE PROJECT, PROPERTY, OR RESIDENTIAL DWELLING UNIT,
2 OR ANY PART THEREOF, AND INCLUDES REMODELING, RENOVATION,
3 REHABILITATION, RECONSTRUCTION, HISTORIC RESTORATION, CHANGES OR
4 REARRANGEMENT IN STRUCTURAL PARTS OR ELEMENTS, AND CHANGES OR
5 REARRANGEMENT IN THE PLAN CONFIGURATION OF WALLS AND
6 FULL-HEIGHT PARTITIONS. NORMAL MAINTENANCE, REROOFING, PAINTING
7 OR WALLPAPERING, ASBESTOS REMOVAL, OR CHANGES TO MECHANICAL
8 AND ELECTRICAL SYSTEMS ARE NOT ALTERATIONS UNLESS THEY AFFECT
9 THE USABILITY OF THE BUILDING OR FACILITY.

10 (10) "Type A dwelling unit" means a dwelling unit designed in
11 accordance with ICC/ANSI A117.1, ~~section 1002~~ SECTION 1103, or any
12 successor section within ICC/ANSI A117.1.

13 (11) "Type A multistory dwelling unit" means a multiple-story
14 dwelling unit with a ground story level designed in accordance with
15 ICC/ANSI A117.1, ~~section 1002~~ SECTION 1103, or any successor section
16 within ICC/ANSI A117.1, and, if provided, accessible laundry facilities
17 on the ground story level.

18 (12) "Type B dwelling unit" means a dwelling unit with a ground
19 floor level designed in accordance with ICC/ANSI A117.1, ~~section 1003~~
20 SECTION 1104, or any successor section within ICC/ANSI A117.1.

21 (13) "Type B multistory dwelling unit" means a multiple-story
22 dwelling unit with a ground story level that is designed in accordance
23 with ICC/ANSI A117.1, ~~section 1003~~ SECTION 1104, or any successor
24 section within ICC/ANSI A117.1, and, if provided, accessible laundry
25 facilities on the ground story level.

26 (14) ~~"Type B visitable ground floor" means a multiple-story~~
27 ~~dwelling unit with an accessible entrance and toilet facility designed in~~

1 ~~accordance with ICC/ANSI A117.1, section 1003, or any successor~~
2 ~~section within ICC/ANSI A117.1.~~

3 (16) "UNIT WITH COMMUNICATION FEATURES" MEANS A
4 RESIDENTIAL DWELLING UNIT THAT PROVIDES COMMUNICATION FEATURES
5 FOR PEOPLE WITH COMMUNICATION DISABILITIES IN ACCORDANCE WITH
6 ICC/ANSI A117.1, SECTION 1106.

7 **SECTION 3.** In Colorado Revised Statutes, 9-5-103, **amend** (1)
8 and (3) as follows:

9 **9-5-103. Applicability of standards - enforcement.** (1) The
10 standards and specifications set forth in this ~~article shall~~ ARTICLE 5 apply
11 to all buildings and facilities used for housing that are constructed in
12 whole or in part by the use of state, county, or municipal ~~funds~~ MONEY or
13 the ~~funds~~ MONEY of any political subdivision of the state or that are
14 constructed with private ~~funds~~ MONEY. All such buildings and facilities
15 to be constructed from plans on which architectural drawings are ~~started~~
16 ~~after July 1, 1975~~ SUBMITTED TO THE DIVISION OF HOUSING OR A
17 POLITICAL SUBDIVISION'S BUILDING DEPARTMENT, OR ITS EQUIVALENT,
18 PURSUANT TO SECTION 9-5-104, AFTER JULY 1, 2023, from any one of
19 these funds or any combination thereof shall conform to each of the
20 standards and specifications prescribed in this ~~article~~ ARTICLE 5. The
21 governmental unit responsible for the enforcement of this ~~article~~ ARTICLE
22 5 shall grant exceptions to or modify any particular standard or
23 specification when it is ~~determined~~ DETERMINES that ~~it~~ THE STANDARD OR
24 SPECIFICATION is ~~impractical~~ TECHNICALLY INFEASIBLE and would create
25 an undue hardship. Any ~~such~~ exception or modification of the provisions
26 of this ~~article shall~~ ARTICLE 5 MUST be made in writing as a matter of
27 public record AND MUST ARTICULATE THE UNDUE HARDSHIP DETERMINED

1 TO SUPPORT SUCH EXCEPTION OR MODIFICATION. ~~These standards and~~
2 ~~specifications shall be adhered to in those buildings and facilities that are~~
3 ~~constructed or proposed on or after April 29, 2003.~~ This article shall
4 ~~apply~~ ARTICLE 5 APPLIES to permanent buildings INCLUDING
5 FACTORY-BUILT RESIDENTIAL STRUCTURES BUT EXCLUDING TINY HOMES,
6 AS THOSE TERMS ARE DEFINED IN SECTION 24-32-3302.

7 (3) Any building or facility that would have been subject to this
8 article 5 but was under construction OR UNDERGOING ALTERATION prior
9 to ~~July 1, 1976,~~ JULY 1, 2023, must comply with the following:

10 (a) If the walls or defining boundaries of an element or space are
11 altered, then the altered element or space shall comply with the applicable
12 provisions of section 9-5-105, unless such alteration is ~~technically~~
13 ~~infeasible~~ DETERMINED TO BE AN UNDUE HARDSHIP PURSUANT TO
14 SUBSECTION (1) OF THIS SECTION. If full compliance with this ~~article~~
15 ARTICLE 5 is ~~technically infeasible~~ DETERMINED TO BE AN UNDUE
16 HARDSHIP PURSUANT TO SUBSECTION (1) OF THIS SECTION, compliance
17 shall be implemented ~~up to the point of technical infeasibility~~ TO THE
18 MAXIMUM EXTENT FEASIBLE, AS DETERMINED BY THE DIVISION OF
19 HOUSING OR A POLITICAL SUBDIVISION'S BUILDING DEPARTMENT, OR ITS
20 EQUIVALENT, PURSUANT TO SECTION 9-5-104. No alteration shall be
21 undertaken that negatively impacts accessibility of a building or facility
22 pursuant to ICC/ANSI A117.1. ~~This subsection (3)(a) shall not be~~
23 ~~construed to require the moving of any existing walls not otherwise~~
24 ~~planned to be moved.~~

25 (b) Any additions AND ALTERATIONS to a building or facility shall
26 ~~be treated as~~ ARE new construction for the purposes of enforcement of
27 this ~~article~~ ARTICLE 5.

1 **SECTION 4.** In Colorado Revised Statutes, 9-5-104, **add** (2), (3),
2 and (4) as follows:

3 **9-5-104. Responsibility for enforcing standards.** (2) FAILURE
4 TO CONSTRUCT ANY BUILDING OR FACILITY SUBJECT TO THIS ARTICLE 5 IN
5 ACCORDANCE WITH THIS ARTICLE 5 CONSTITUTES DISCRIMINATION ON THE
6 BASIS OF DISABILITY JOINTLY AND SEVERALLY BY THE OWNER OF THE
7 SUBJECT PROPERTY AND ANY CONSTRUCTION PROFESSIONALS, AS DEFINED
8 IN SECTION 13-20-802.5 (4), WHO PARTICIPATE IN THE NONCOMPLIANT
9 CONSTRUCTION OR ALTERATION OF THE SUBJECT PROPERTY, IN VIOLATION
10 OF SECTIONS 24-34-502.2 AND 24-34-802.

11 (3) NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, AN
12 INDIVIDUAL WITH A DISABILITY SUBJECT TO A VIOLATION OF THIS ARTICLE
13 5 MAY BRING A CIVIL ACTION IN A COURT OF COMPETENT JURISDICTION
14 AND IS ENTITLED TO ANY OF THE REMEDIES SET FORTH IN SECTION
15 24-34-505.6 (6) ORDERED BY THE COURT RATHER THAN THE COMMISSION.

16 (4) WHENEVER THE ATTORNEY GENERAL HAS PROBABLE CAUSE TO
17 BELIEVE THAT ANY PERSON HAS VIOLATED OR CAUSED ANOTHER TO
18 VIOLATE THIS ARTICLE 5 OR THAT ANY INDIVIDUAL HAS BEEN DENIED ANY
19 OF THE RIGHTS GRANTED BY THIS ARTICLE 5, THE ATTORNEY GENERAL
20 MAY BRING A CIVIL ACTION ON BEHALF OF THE STATE PURSUANT TO
21 SECTION 24-34-306.

22 **SECTION 5.** In Colorado Revised Statutes, **repeal and reenact,**
23 **with amendments,** 9-5-105 as follows:

24 **9-5-105. Exemptions for certain privately funded projects -**
25 **minimum construction and alteration requirements.** (1) ACCESSIBLE
26 RESIDENTIAL DWELLING UNITS MUST BE PROVIDED AS REQUIRED IN THIS
27 ARTICLE 5; EXCEPT THAT THIS ARTICLE 5 DOES NOT APPLY TO EITHER:

1 (a) PRIVATELY FUNDED PROJECTS THAT ARE INTENDED TO AND DO
2 PROVIDE THREE OR FEWER DETACHED RESIDENCES; OR

3 (b) A RESIDENCE THAT CONSTITUTES AFFORDABLE HOUSING, AS
4 DEFINED IN SECTION 29-32-101 (2), IS BUILT BY A NONPROFIT AFFORDABLE
5 HOMEOWNERSHIP BUILDER, HAS A PROSPECTIVE OWNER WHO HAS BEEN
6 IDENTIFIED AND SELECTED BY THE NONPROFIT AFFORDABLE
7 HOMEOWNERSHIP BUILDER, AND IS RESTRICTED BY A DEED THAT
8 MAINTAINS THE RESIDENCE AS AFFORDABLE HOUSING, AS DEFINED IN
9 SECTION 29-32-101 (2).

10 (2) (a) A NEW CONSTRUCTION PROJECT OR ALTERATION SUBJECT
11 TO THIS ARTICLE 5 AND CONSISTING OF BETWEEN FOUR AND TEN DWELLING
12 UNITS MUST PROVIDE AT LEAST ONE TYPE B DWELLING UNIT OR TYPE B
13 MULTISTORY DWELLING UNIT.

14 (b) A NEW CONSTRUCTION PROJECT OR ALTERATION SUBJECT TO
15 THIS ARTICLE 5 AND CONSISTING OF BETWEEN ELEVEN AND TWENTY
16 DWELLING UNITS MUST PROVIDE AT LEAST ONE TYPE B DWELLING UNIT OR
17 TYPE B MULTISTORY DWELLING UNIT AND AT LEAST ONE TYPE A
18 DWELLING UNIT OR TYPE A MULTISTORY DWELLING UNIT.

19 (c) A NEW CONSTRUCTION PROJECT OR ALTERATION SUBJECT TO
20 THIS ARTICLE 5 AND CONSISTING OF MORE THAN TWENTY DWELLING UNITS
21 MUST COMPLY WITH THE REQUIREMENTS OF SUBSECTION (2)(b) OF THIS
22 SECTION AND MUST ALSO PROVIDE AT LEAST ONE ADDITIONAL TYPE B
23 DWELLING UNIT OR TYPE B MULTISTORY DWELLING UNIT FOR EVERY TEN
24 DWELLING UNITS IN THE CONSTRUCTION PROJECT OR ALTERATION,
25 ROUNDING TO THE NEAREST NUMBER OF TEN DWELLING UNITS, BEYOND
26 THE FIRST TWENTY DWELLING UNITS.

27 **SECTION 6.** In Colorado Revised Statutes, **amend** 9-5-106 as

1 follows:

2 **9-5-106. Implementation plan.** The builder of any project
3 regulated by this ~~article~~ ARTICLE 5 shall create an implementation plan
4 that guarantees the timely and evenly phased delivery of the required
5 number of accessible units. Such plan shall clearly specify the number
6 and type of units required and the order in which they are to be
7 completed. Such implementation plan shall be subject to approval by the
8 entity with enforcement authority in such project's jurisdiction. The
9 implementation plan shall not be approved if more than thirty percent of
10 the project is intended to be completed without providing a portion of
11 accessible units required by section 9-5-105; except that, if an undue
12 hardship ~~can be demonstrated, or~~ IS DETERMINED PURSUANT TO SECTION
13 9-5-103 (1) AND other guarantees provided are deemed sufficient, the
14 jurisdiction having responsibility for enforcement may grant exceptions
15 to this requirement. The implementation plan shall be approved by the
16 governmental unit responsible for enforcement before a building permit
17 is issued. THE FAILURE OF THE GOVERNMENTAL UNIT RESPONSIBLE FOR
18 ENFORCEMENT TO REQUIRE AN IMPLEMENTATION PLAN OR TO ENSURE
19 COMPLIANCE WITH THIS ARTICLE 5, NOTWITHSTANDING THE GRANT OF ANY
20 UNDUE HARDSHIP EXCEPTION, BEFORE A BUILDING PERMIT IS ISSUED
21 CONSTITUTES A VIOLATION OF SECTION 24-34-802 BY THE
22 GOVERNMENTAL UNIT.

23 **SECTION 7.** In Colorado Revised Statutes, 13-40-111, **amend**
24 (1) as follows:

25 **13-40-111. Issuance and return of summons.** (1) Upon filing
26 the complaint as required in section 13-40-110, the clerk of the court or
27 the attorney for the plaintiff shall issue a summons. The summons must

1 command the defendant to appear before the court at a place named in the
2 summons and at a time and on a day not less than seven days but not more
3 than fourteen days from the day of issuing the ~~same~~ SUMMONS to answer
4 the complaint of plaintiff; EXCEPT THAT THE COURT MAY EXTEND THE
5 ANSWER DATE IN THE SUMMONS MORE THAN FOURTEEN DAYS FROM THE
6 DATE OF THE SUMMONS IF THE DEFENDANT FILES A WRITTEN REQUEST FOR
7 A REASONABLE ACCOMMODATION WITH THE COURT PURSUANT TO SECTION
8 24-34-502.2. A court shall not enter a default judgment for possession
9 before the close of business on the date upon which an appearance is due.
10 The summons must also contain a statement addressed to the defendant
11 stating: "If you do not respond to the landlord's complaint by filing a
12 written answer with the court on or before the date and time in this
13 summons or appearing in court at the date and time in this summons, the
14 judge may enter a default judgment against you in favor of your landlord
15 for possession. A default judgment for possession means that you will
16 have to move out, and it may mean that you will have to pay money to the
17 landlord. In your answer to the court, you can state why you believe you
18 have a right to remain in the property, whether you admit or deny the
19 landlord's factual allegations against you, and whether you believe you
20 were given proper notice of the landlord's reasons for terminating your
21 tenancy before you got this summons. When you file your answer, you
22 must pay a filing fee to the clerk of the court. If you are claiming that the
23 landlord's failure to repair a residential premises is a defense to the
24 landlord's allegation of nonpayment of rent, the court will require you to
25 pay into the registry of the court, at the time of filing your answer, the
26 rent due less any expenses you have incurred based upon the landlord's
27 failure to repair the residential premise; unless the court determines that

1 you qualify to have this requirement waived due to your income."

2 **SECTION 8.** In Colorado Revised Statutes, 24-34-502.2, **amend**
3 (2)(a), (2)(c) introductory portion, (2)(c)(III), and (2)(c)(IV); **repeal** (3)
4 and (4); and **add** (2)(c)(V), (2)(c)(VI), (2)(d), and (2)(e) as follows:

5 **24-34-502.2. Unfair or discriminatory housing practices**
6 **against individuals with disabilities prohibited.** (2) For purposes of
7 this section, "discrimination" includes both segregate and separate and
8 includes, but is not limited to:

9 (a) A refusal to permit, at the expense of an individual with a
10 disability, reasonable modifications of existing premises occupied or to
11 be occupied by the individual if the modifications are necessary to afford
12 the individual with full enjoyment of the premises; ~~except that, in the case~~
13 ~~of a rental, the landlord may, where it is reasonable to do so, condition~~
14 ~~permission for a modification on the renter agreeing to restore the interior~~
15 ~~of the premises to the condition that existed before the modification,~~
16 ~~reasonable wear and tear excepted;~~

17 (c) In connection with the design and construction of ~~covered~~
18 ~~multifamily dwellings for first occupancy after the date that is thirty~~
19 ~~months after the date of enactment of the federal "Fair Housing~~
20 ~~Amendments Act of 1988"~~ PROPERTY, PROJECTS, AND RESIDENTIAL
21 DWELLING UNITS, AS THOSE TERMS ARE DEFINED IN SECTION 9-5-101,
22 SUBJECT TO ARTICLE 5 OF TITLE 9, THE FAILURE TO COMPLY WITH THE
23 REQUIREMENTS OF THAT ARTICLE, AND a failure to design and construct
24 those dwellings in such a manner that the public use and common use
25 portions of the dwellings are readily accessible to and usable by
26 individuals with disabilities. At least one building entrance must be on an
27 accessible route unless ~~it is impractical to do so because of the terrain or~~

1 ~~the unusual characteristics of the site~~ AN EXCEPTION RESULTING FROM A
2 FINDING OF UNDUE HARDSHIP IS MADE IN WRITING AS A MATTER OF PUBLIC
3 RECORD BY THE RELEVANT POLITICAL SUBDIVISION'S BUILDING
4 DEPARTMENT. All doors designed to allow passage into and within all
5 premises within the dwellings must be ~~sufficiently wide to allow passage~~
6 ~~by individuals with disabilities using mobility devices~~, NO LESS THAN
7 THIRTY-TWO INCHES WIDE and all premises within the dwellings must
8 contain the following features of adaptive design IN COMPLIANCE WITH
9 THE REQUIREMENTS OF ICC/ANSI A117.1, AS DEFINED IN SECTION
10 9-5-101 (5.5):

11 (III) Reinforcements in bathroom walls to allow later installation
12 of grab bars; ~~and~~

13 (IV) Usable kitchens and bathrooms such that an individual using
14 a mobility device can maneuver about the space;

15 (V) FIRE ALARMS THAT ARE ACCESSIBLE TO INDIVIDUALS WITH A
16 DISABILITY, SO LONG AS THE DWELLING UNIT DOES NOT REQUIRE
17 INDIVIDUALS TO PURCHASE THEIR OWN FIRE ALARMS; AND

18 (VI) EMERGENCY EXITS THAT ARE ACCESSIBLE TO INDIVIDUALS
19 WITH A DISABILITY.

20 (d) FAILURE TO ENSURE THAT ALL MAILBOXES ASSIGNED TO
21 DWELLING UNITS SUBJECT TO ARTICLE 5 OF TITLE 9 ARE FULLY ACCESSIBLE
22 TO ANY INDIVIDUAL WITH A DISABILITY WHO LIVES IN THOSE DWELLING
23 UNITS; AND

24 (e) FAILURE TO ENSURE THAT ALL SIGNAGE IN THE DWELLING
25 UNITS, INCLUDING DIRECTORIES AND ELEVATOR BUTTONS, IS ACCESSIBLE
26 TO INDIVIDUALS WITH DISABILITIES.

27 (3) ~~Compliance with the appropriate requirements of the~~

1 ~~"Accessible and Usable Buildings and Facilities" standard, or any~~
2 ~~successor standard, promulgated and amended from time to time by the~~
3 ~~international code council (commonly cited as ICC/ANSI A117.1)~~
4 ~~suffices to satisfy the requirements of subsection (2)(c) of this section.~~

5 (4) ~~As used in this section, "covered multifamily dwellings"~~
6 ~~means:~~

7 (a) ~~Buildings consisting of four or more units if such buildings~~
8 ~~have one or more elevators; and~~

9 (b) ~~Ground floor units in other buildings consisting of four or~~
10 ~~more units.~~

11 **SECTION 9.** In Colorado Revised Statutes, 38-38-105, **add** (3.5)
12 as follows:

13 **38-38-105. Court order authorizing sale mandatory - notice of**
14 **hearing for residential properties - definition.** (3.5) THE COURT MAY
15 EXTEND THE HEARING DATE FOR A HEARING REQUIRED PURSUANT TO THIS
16 ARTICLE 38 IF THE BORROWER FILES A WRITTEN REQUEST FOR A
17 REASONABLE ACCOMMODATION WITH THE COURT PURSUANT TO SECTION
18 24-34-502.2.

19 **SECTION 10. Safety clause.** The general assembly hereby finds,
20 determines, and declares that this act is necessary for the immediate
21 preservation of the public peace, health, or safety.