



Legislative Update:

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You may recall the Legislative Make Up

- **House 65 Members**
 - 41 Democrats
 - 24 Republicans
- **Senate 35 Members**
 - 19 Democrats
 - 16 Republicans



The Year After Covid Still mattered

- Session was all about Covid-19 Issues
- Started Late, ended a week earlier than mandated (They could have gone to 6/12)



THE BILL

- **HB 21-1229**
 - Originally Introduced was long, like really long (27 pages).
 - Amended 19 unique sections
 - Would have amended 13 different parts of CCIOA
 - Added burdens to Associations including increased compliance costs.
 - Was based upon HB 20-1333



BIG BILL CONTINUED

- **HB 21-1229 Continued**
 - Addressed penalties for failing to provide documents
 - Addressed conduct of meetings etc.
 - You get the picture. This bill was widely disliked by, well all....



HB 21-1229

- **What passed was limited to four sections:**
 - **Nonvegetative turf grass – in back yards**
 - **Solar panels – the 10% rule**
 - **Disclosure of “unique” fees to buy a home in a community**
 - **Penalties for failing to produce records after written demand**
 - **30 day grace period, penalties on the 11th day (Yes, it works)**
 - **Key takeaways:**
 - **This bill was very personal to Rep. Titone**
 - **Was very difficult to deal with drafting**
 - **She will revisit this topic next year.**



LATE ARRIVAL

- **HB 21-1310 The Freedom of Speech Bill**
 - **Can't Limit Content of Flags & Signs**
 - **Can adopt content neutral rules**
 - **Number**
 - **Aesthetics**
 - **No Commercial.**
 - **Pros: Takes discretion out of the Association's hands**
 - **Political Signs are no longer an issue**
 - **Cons:**
 - **Hang on its going to get interesting**



RETAINAGE

- **HB21-1167 Retainage**
 - Since contactors must be protected against themselves, any retainage in a contract greater than 5% is unenforceable.
 - Be careful in releasing payments.



Discrimination

- **HB21 – 1108 Adds Gender Identity and Gender Expression as protected classes under the States version of the FHA.**



QUESTIONS??

