

CHAPTER 242

PROPERTY

SENATE BILL 25-184

BY SENATOR(S) Cutter and Weissman, Wallace;
also REPRESENTATIVE(S) Ricks, Bacon, Boesenecker, Duran, Lindsay, Titone.

AN ACT

CONCERNING THE CONTINUATION OF THE HOA INFORMATION AND RESOURCE CENTER, AND, IN CONNECTION THEREWITH, IMPLEMENTING THE RECOMMENDATIONS CONTAINED IN THE 2024 SUNSET REPORT BY THE DEPARTMENT OF REGULATORY AGENCIES.

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

SECTION 1. In Colorado Revised Statutes, 24-34-104, **repeal** (26)(a)(IX); and **add** (31)(a)(XIV) as follows:

24-34-104. General assembly review of regulatory agencies and functions for repeal, continuation, or reestablishment - legislative declaration - repeal. (26) (a) The following agencies, functions, or both, are scheduled for repeal on September 1, 2025:

(IX) ~~The HOA information and resource center created in section 12-10-801;~~

(31) (a) The following agencies, functions, or both, are scheduled for repeal on September 1, 2030:

(XIV) THE HOA INFORMATION AND RESOURCE CENTER CREATED IN SECTION 12-10-801.

SECTION 2. In Colorado Revised Statutes, 12-10-801, **amend** (1), (2), (3)(b)(I), and (6) as follows:

12-10-801. HOA information and resource center - creation - duties - rules - subject to review - repeal. (1) There is ~~hereby~~ created, within the division, the HOA information and resource center, the head of which ~~shall be~~ is the HOA information officer. The HOA information officer shall be appointed by the

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

~~executive director pursuant to section 13 of article XII of the state constitution~~
DIRECTOR.

(2) The HOA information officer shall be familiar with the "Colorado Common Interest Ownership Act", article 33.3 of title 38, also referred to in this section as the "act". ~~No~~ THE DIRECTOR SHALL NOT APPOINT AS THE HOA INFORMATION OFFICER A person who is or, within the immediately preceding ten years, has been licensed by or registered with the division or who owns stocks, bonds, or any pecuniary interest in a corporation subject in whole or in part to regulation by the division. ~~shall be appointed as HOA information officer.~~ In addition, in conducting the search for an appointee, the ~~executive director~~ DIRECTOR shall place a high premium on candidates who are balanced, independent, unbiased, and without any current financial ties to an HOA board or board member or to ~~any~~ A person or entity that provides HOA management services. After being appointed, the HOA information officer shall refrain from engaging in ~~any~~ conduct or ~~relationship~~ RELATIONSHIPS that would create a conflict of interest or the appearance of a conflict of interest.

(3) (b) The HOA information officer may:

(I) Employ one or more assistants as may be necessary to carry out ~~his or her~~ THE HOA INFORMATION OFFICER'S duties; and

(6) This section is repealed, effective ~~September 1, 2025~~ SEPTEMBER 1, 2030. Before the repeal, the HOA information and resource center and the HOA information officer's powers and duties under this section are scheduled for review in accordance with section 24-34-104.

SECTION 3. Safety clause. The general assembly finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, or safety or for appropriations for the support and maintenance of the departments of the state and state institutions.

Approved: May 24, 2025