



2024 Legislative Issue Form

To propose a CCI legislative issue, please complete this form.

Feel free to use more than one page and include any supplemental materials.

1.) **Contact Information** (of person bringing forth issue):

- a. **Name:** Erik Stone
- b. **Title:** Commissioner
- c. **County:** Teller
- d. **Phone Number:** 719-246-9533
- e. **E-Mail Address:** stonee@tellercounty.gov

2.) **Issue/Problem to be addressed** (What is the problem this legislation is seeking to solve?)

Affordable Housing availability and opportunity

3.) **Background on this Issue/Problem** (How did this come to be? Why are you seeking a legislative remedy?)

For 22 years, Construction Defect Action Reform Act (C.R.S. § 13-20-801, et. Seq.) or “CDARA”, has governed how construction defect litigation and arbitration actions are conducted in Colorado. This statute has resulted in near-zero rates of construction of condominiums due to the high liability created by the CDARA. In 2022, less than 1,000 condominium units were permitted in the entire State of Colorado, while in El Paso County alone, over 9,000 apartment units were constructed and EPCO permitted ZERO Condo units). During testimony for SB23-213, members of Colorado home builder's associations testified that "they were building the wrong product" to address the severe shortage of affordable housing in Colorado. In short, the government has created an environment where no introductory, first-time buyer housing is being built. You can rent, or be shut out of the dream of owning a home by new construction prices north of \$500,000. Reform is needed that will protect consumers from construction defects, while protecting builders from extended periods of liability.

4.) **Proposed Solution/Legislative Remedy to this issue.** Reform of construction defects law to promote and open opportunities to build condominium projects in Colorado.

5.) **Have you explored a non-legislative solution to this problem?** The problem was created by the legislature and can only be solved through legislative action.

6.) **Statutory Citation to be modified AND proposed/revised language** (The Colorado Revised Statute is available for free at [this link](#), by selecting “Colorado Revised Statutes”). TBD within C.R.S. § 13-20-801, et. Seq.

7.) **Relationship of this issue to County Commissioner’s roles and/or authorities.** Economic vitality, protection of zoning authority, and promotion of development near mass transit to address climate change concerns.

8.) **Has this proposal been approved by the Board of County Commissioners?** Yes

9.) **List any potential Proponents/Opponents & their perspective; indicate any groups/individuals with whom you have already discussed this issue.**

Please submit this completed form to Brittney Becerra at bbecerra@ccionline.org

By Friday, July 7.



- 10.) **Have you visited with your legislator(s) about this proposal? What was their reaction? Are members of your delegation likely to sponsor, support, or oppose this proposal?** Yes, have spoken with my legislators, but we also need to find bipartisan sponsorship.
- 11.) **Anticipated Fiscal Impact (to counties, state, other stakeholders, etc.).** Unknown
- 12.) **Please list the local subject matter experts CCI staff can follow-up with for more information on this proposal.** Colorado Home Builders Association, Trial Lawyers, Pikes Peak Regional Building Department.
- 13.) **If your county is submitting multiple issue forms, please rank each issue.** Only issue we will submit is this one.

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By Friday, July 7.