

**First Regular Session  
Seventieth General Assembly  
STATE OF COLORADO**

**PREAMENDED**

*This Unofficial Version Includes Committee  
Amendments Not Yet Adopted on Second Reading*

LLS NO. 15-1083.01 Jennifer Berman x3286

**HOUSE BILL 15-1362**

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**HOUSE SPONSORSHIP**

**Melton,**

**SENATE SPONSORSHIP**

**(None),**

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**House Committees**  
Business Affairs and Labor

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING A REQUIREMENT THAT THE EXECUTIVE BOARD OF A**  
102            **COMMON INTEREST COMMUNITY CREATED IN COLORADO**  
103            **BEFORE JULY 1, 1992, COMPLY WITH THE BUDGET REPORTING**  
104            **PROVISION OF THE "COLORADO COMMON INTEREST**  
105            **OWNERSHIP ACT".**

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**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://www.leg.state.co.us/billsummaries>.)*

Common interest communities created before the July 1, 1992, enactment of the "Colorado Common Interest Ownership Act" (Act) are

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters indicate new material to be added to existing statute.*  
*Dashes through the words indicate deletions from existing statute.*

exempt from many of the Act's provisions, including a provision requiring a common interest community's executive board to give notice to all unit owners of, and hold a meeting about, the executive board's adoption of a new proposed budget. The bill requires common interest communities that predate the Act to comply with the budget reporting provision.

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

2 **SECTION 1.** In Colorado Revised Statutes, 38-33.3-117, **amend**  
3 (1.5) (h) as follows:

4 **38-33.3-117. Applicability to preexisting common interest**  
5 **communities.** (1.5) Except as provided in section 38-33.3-119, the  
6 following sections apply to all common interest communities created  
7 within this state before July 1, 1992, with respect to events and  
8 circumstances occurring on or after January 1, 2006:

9 (h) 38-33.3-303 ~~(1) (b), (3) (b), and (4) (b)~~ (1) (b), (3) (b), (4) (a),  
10 AND (4) (b);

11 **SECTION 2. Act subject to petition - effective date -**  
12 **applicability.** (1) This act takes effect July 1, 2017; except that, if a  
13 referendum petition is filed pursuant to section 1 (3) of article V of the  
14 state constitution against this act or an item, section, or part of this act  
15 within the ninety-day period after final adjournment of the general  
16 assembly, then the act, item, section, or part will not take effect unless  
17 approved by the people at the general election to be held in November  
18 2016 and, in such case, will take effect on July 1, 2017.

19 (2) This act applies to budgets adopted by a common interest  
20 community's executive board on or after the applicable effective date of  
21 this act.