

First Regular Session  
Seventieth General Assembly  
STATE OF COLORADO

REVISED

*This Version Includes All Amendments Adopted  
on Second Reading in the Second House*

LLS NO. 15-0142.01 Duane Gall x4335

HOUSE BILL 15-1142

HOUSE SPONSORSHIP

McCann, Coram, Duran, Pabon, Williams

SENATE SPONSORSHIP

Guzman,

House Committees

Business Affairs and Labor  
Finance

Senate Committees

Business, Labor, & Technology

A BILL FOR AN ACT

101 CONCERNING THE CONDUCT OF FORECLOSURE SALES BY A PUBLIC  
102 TRUSTEE, AND, IN CONNECTION THEREWITH, AUTHORIZING THE  
103 CONDUCT OF FORECLOSURE SALES THROUGH THE INTERNET AND  
104 OTHER ELECTRONIC MEDIA AND AUTHORIZING THE COLLECTION  
105 OF FEES BY ELECTRONIC TRANSFER.

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>.)*

The bill authorizes the public trustee of a county to conduct foreclosure sales through the internet or another electronic means, and

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.*

SENATE  
Amended 2nd Reading  
March 30, 2015

HOUSE  
3rd Reading Unamended  
March 17, 2015

HOUSE  
Amended 2nd Reading  
March 16, 2015

allows for the collection of a specific fee for sales that are conducted electronically. The trustee shall publish information related to such sales electronically as well as through traditional means such as posting a physical document.

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

2 **SECTION 1.** In Colorado Revised Statutes, 38-37-104, **amend**  
3 (1) introductory portion and (1) (b) (X) as follows:

4 **38-37-104. Duties of public trustees - fees, expenses, and**  
5 **salaries - reports.** (1) The public trustees of each county of this state  
6 shall perform the functions and exercise the powers conferred upon them  
7 by statute. They shall be entitled to receive as fees for such services the  
8 following sums and no other fees or perquisites: ~~whatever:~~

9 (b) For performing a foreclosure under article 38 of this title, the  
10 following sums, which shall be cumulative:

11 (X) The sum of all amounts paid by the public trustee to third  
12 parties in connection with processing a foreclosure, including ~~but not~~  
13 ~~limited to~~ all recording, filing, publication, and electronic transmission  
14 fees; EXCEPT THAT, FOR THE COST OF CONDUCTING A PUBLIC  
15 FORECLOSURE SALE BY MEANS OF THE INTERNET OR ANOTHER ELECTRONIC  
16 MEDIUM PURSUANT TO SECTION 38-38-110 (1), THE PUBLIC TRUSTEE MAY  
17 COLLECT NO MORE THAN SIXTY DOLLARS.

18 **SECTION 2.** In Colorado Revised Statutes, **amend** 38-37-108 as  
19 follows:

20 **38-37-108. Payments to public trustee - electronic transfers -**  
21 **definition.** (1) All moneys payable to a public trustee at any foreclosure  
22 sale under the provisions of this article or upon redemption or cure  
23 pursuant to article 38 of this title shall be in the form of cash, electronic

1 transfer to an account of the public trustee available for such purpose and  
2 in compliance with the conditions placed on the account by the public  
3 trustee for such electronic transfer, or certified check, cashier's check,  
4 teller's check, or draft denominated as an official check that is a teller's  
5 check or a cashier's check as those terms are defined in and governed by  
6 the "Uniform Commercial Code", title 4, C.R.S., made payable to the  
7 public trustee, and certified or issued by a state-chartered bank, savings  
8 and loan association, or credit union licensed to do business in the state  
9 of Colorado or a federally chartered bank, savings bank, or credit union.

10 (2) AS USED IN THIS SECTION, "ELECTRONIC TRANSFER" MEANS A  
11 TRANSFER OF FUNDS INITIATED BY USING AN ELECTRONIC TERMINAL,  
12 TELEPHONIC INSTRUMENT, OR COMPUTER OR MAGNETIC TAPE TO ORDER OR  
13 AUTHORIZE A FINANCIAL INSTITUTION TO CREDIT OR DEBIT AN ACCOUNT.  
14 "ELECTRONIC TRANSFER" PAYMENTS DO NOT INCLUDE TRANSACTIONS  
15 ORIGINATED BY CHECK, DRAFT, OR SIMILAR PAPER INSTRUMENT.

16 **SECTION 3.** In Colorado Revised Statutes, 38-38-103, **amend**  
17 (4) (a) as follows:

18 **38-38-103. Combined notice - publication - providing**  
19 **information.** (4) (a) The combined notices required to be mailed  
20 pursuant to subsections (1), (2), and (3) of this section must contain the  
21 following:

- 22 (I) The information required by section 38-38-101 (4);
- 23 (II) The statement: A notice of intent to cure filed pursuant to  
24 section 38-38-104 shall be filed with the officer at least fifteen calendar  
25 days prior to the first scheduled sale date or any date to which the sale is  
26 continued;
- 27 (II.5) The statement, which must be in bold: If the sale date is

1 continued to a later date, the deadline to file a notice of intent to cure by  
2 those parties entitled to cure may also be extended;

3 (III) The statement: A notice of intent to redeem filed pursuant to  
4 section 38-38-302 shall be filed with the officer no later than eight  
5 business days after the sale;

6 (IV) The date to which the sale has been continued pursuant to  
7 paragraph (a) of subsection (2) of this section;

8 (V) The date of sale determined pursuant to section 38-38-108;

9 (VI) The place of sale determined pursuant to section 38-38-110;

10 (VII) IF THE SALE IS CONDUCTED BY MEANS OF THE INTERNET OR  
11 ANOTHER ELECTRONIC MEDIUM PURSUANT TO SECTION 38-38-110 (1):

12 (A) THE ELECTRONIC ADDRESS;

13 (B) THE LOCATION OF COMPUTER WORKSTATIONS THAT ARE  
14 AVAILABLE TO THE PUBLIC AND INFORMATION ABOUT HOW TO OBTAIN  
15 INSTRUCTIONS ON ACCESSING THE SALE AND SUBMITTING BIDS; AND

16 (C) A STATEMENT THAT THE BIDDING RULES FOR THE SALE WILL  
17 BE POSTED ON THE INTERNET OR OTHER ELECTRONIC MEDIUM USED TO  
18 CONDUCT THE SALE AT LEAST TWO WEEKS BEFORE THE DATE OF SALE;

19 ~~(VIII)~~ (VIII) The statement as required by section 24-70-109,  
20 C.R.S.: The lien being foreclosed may not be a first lien; and

21 ~~(IX)~~ (IX) A statement that, if the borrower believes that a lender  
22 or servicer has violated the requirements for a single point of contact in  
23 section 38-38-103.1 or the prohibition on dual tracking in section  
24 38-38-103.2, the borrower may file a complaint with the Colorado  
25 attorney general, the CFPB, or both, but the filing of a complaint will not  
26 stop the foreclosure process. The notice must include contact information  
27 for both the Colorado attorney general's office and the CFPB. If the

1 officer maintains a web site, the officer shall also post this information on  
2 the web site for viewing by all borrowers.

3 **SECTION 4.** In Colorado Revised Statutes, 38-38-106, **amend**  
4 (1), (2), and (5) as follows:

5 **38-38-106. Bid required - form of bid.** (1) (a) The holder of the  
6 evidence of debt or the attorney for the holder shall submit a bid SETTING  
7 FORTH THE HOLDER'S INITIAL BID FOR THE PROPERTY that is received by  
8 the officer no later than 12 noon on the second business day prior to the  
9 date of sale as provided in this section. IN ADDITION, IF THE SALE WILL BE  
10 CONDUCTED ELECTRONICALLY, THE HOLDER MAY ALSO INCLUDE A  
11 MAXIMUM BID FOR THE PROPERTY. The holder or the attorney for the  
12 holder need not personally attend the sale. IF THE SALE WILL BE  
13 CONDUCTED ELECTRONICALLY AND THE HOLDER HAS ELECTED TO INCLUDE  
14 A MAXIMUM BID, THE BID SHALL BE INCREASED ELECTRONICALLY IN  
15 INCREMENTS INCORPORATED IN THE ELECTRONIC PROGRAM USED BY THE  
16 OFFICER TO CONDUCT THE ELECTRONIC SALE UP TO SUCH MAXIMUM BID IF  
17 ONE OR MORE THIRD PARTIES SUBMIT COMPETING BIDS FOR THE PROPERTY.

18 (b) If the bid is not received by the officer by the deadline, the  
19 officer shall continue the sale for one week and shall announce or post a  
20 notice of the continuance at the time and place designated for the sale.

21 (2) The holder of the evidence of debt shall submit a signed and  
22 acknowledged bid, or the attorney for the holder shall submit a signed  
23 bid, which shall specify the following amounts, itemized in substantially  
24 the following categories and in substantially the following form:

25 **BID**

26 To: \_\_\_\_\_

27 Public Trustee (or Sheriff) of the County (or City and County) of

1 \_\_\_\_\_, State of Colorado (hereinafter the "officer").

2 Date: \_\_\_\_\_

3 \_\_\_\_\_, whose mailing address is \_\_\_\_\_, bids  
4 the sum of \$ \_\_\_\_\_ in your Sale No. \_\_\_\_\_ to be held on the \_\_\_\_\_ day  
5 of \_\_\_\_\_, 20\_\_\_\_.

6 The following is an itemization of all amounts due the holder of the  
7 evidence of debt secured by the deed of trust or other lien being  
8 foreclosed.

9 Street address of property being  
10 foreclosed, if known: \_\_\_\_\_

11 Regular [ ] / default [ ] rate of interest as of the date of  
12 sale: \_\_\_\_\_

13 (Inapplicable items may be omitted):

14 Amounts due under the evidence of debt:

15 Principal \$ \_\_\_\_\_

16 Interest \_\_\_\_\_

17 Late charges \_\_\_\_\_

18 Allowable prepayment penalties  
19 or premiums \_\_\_\_\_

20 Other amounts due under the evidence of debt

21 (specify) \_\_\_\_\_

22 \_\_\_\_\_

23 Category subtotal: \$ \_\_\_\_\_

24 Other fees and costs advanced by the holder of evidence of debt:

25 Property, general liability, and  
26 casualty insurance \_\_\_\_\_

27 Property inspections \_\_\_\_\_

|    |                             |       |          |
|----|-----------------------------|-------|----------|
| 1  | Appraisals                  | _____ |          |
| 2  | Taxes and assessments       | _____ |          |
| 3  | Utility charges owed or     |       |          |
| 4  | incurred                    | _____ |          |
| 5  | Owner association           |       |          |
| 6  | assessment paid             | _____ |          |
| 7  | Permitted amounts paid      |       |          |
| 8  | on prior liens              | _____ |          |
| 9  | Permitted lease             |       |          |
| 10 | payments                    | _____ |          |
| 11 | Less impound/escrow         |       |          |
| 12 | account credit              | _____ |          |
| 13 | Plus impound/escrow         |       |          |
| 14 | account deficiency          | _____ |          |
| 15 | Other (describe)            | _____ |          |
| 16 | Category subtotal:          |       | \$ _____ |
| 17 | Attorney fees and advances: |       |          |
| 18 | Attorney fees               | _____ |          |
| 19 | Title commitments and       |       |          |
| 20 | insurances or abstractor    |       |          |
| 21 | charges                     | _____ |          |
| 22 | Court docketing             | _____ |          |
| 23 | Statutory notice            | _____ |          |
| 24 | Postage                     | _____ |          |
| 25 | Electronic transmissions    | _____ |          |
| 26 | Photocopies                 | _____ |          |
| 27 | Telephone                   | _____ |          |

1 Other (describe) \_\_\_\_\_

2 Category subtotal: \$ \_\_\_\_\_

3 Officer fees and costs:

4 Officer statutory fee \_\_\_\_\_

5 Publication charges \_\_\_\_\_

6 Confirmation deed fee \_\_\_\_\_

7 Confirmation deed

8 recording fee \_\_\_\_\_

9 Other (describe) \_\_\_\_\_

10 Category subtotal: \$ \_\_\_\_\_

11 Total due holder of the

12 evidence of debt \_\_\_\_\_

13 INITIAL Bid \$ \_\_\_\_\_

14 Deficiency \$ \_\_\_\_\_

15 MAXIMUM BID (APPLIES TO ELECTRONIC BIDS ONLY) \$ \_\_\_\_\_

16 I enclose herewith the following:

17 1. Order authorizing sale.

18 2. Check (if applicable) to your order in the sum of \$ \_\_\_\_\_ covering the

19 balance of your fees and costs.

20 3. Other: \_\_\_\_\_.

21 Please send us the following:

22 1. Promissory note with the deficiency, if any, noted thereon

23 2. Refund for overpayment of officer's fees and costs, if any

24 3. Other: \_\_\_\_\_.

25 Name of the holder of the evidence of debt

26 and the attorney for the holder:

27 Holder: \_\_\_\_\_



1 Attorney: \_\_\_\_\_  
2 By: \_\_\_\_\_  
3 Attorney registration number: \_\_\_\_\_  
4 Attorney address: \_\_\_\_\_  
5 Attorney business telephone: \_\_\_\_\_

6 (5) Bids submitted pursuant to this section may be amended by the  
7 holder of the evidence of debt or the attorney for the holder in writing or  
8 electronically, as determined by the officer pursuant to section 38-38-112,  
9 no later than 12 noon the day prior to the sale, or orally at the time of sale  
10 if the person amending the bid is physically present at the sale OR  
11 ELECTRONICALLY DURING THE SALE IF THE SALE IS CONDUCTED BY MEANS  
12 OF THE INTERNET OR ANOTHER ELECTRONIC MEDIUM. A bid submitted  
13 pursuant to this section may be modified orally at the time of sale if the  
14 person making the modification modifies and reexecutes the bid at the  
15 sale.

16 **SECTION 5.** In Colorado Revised Statutes, 38-38-110, **amend** (1)  
17 and (2) as follows:

18 **38-38-110. Sales by officer - location - announcement - records -**  
19 **electronic devices - definitions.** (1) (a) (I) Notwithstanding the  
20 provisions of any deed of trust or other lien being foreclosed, the officer  
21 shall conduct the sale at any door or entrance to, or in any room in any  
22 building temporarily or permanently used as, a courthouse or at or within  
23 any building where the office of the county clerk and recorder or the  
24 office of the officer is located, which place shall be specifically  
25 designated in the combined notice; EXCEPT THAT A SALE MAY BE  
26 CONDUCTED BY MEANS OF THE INTERNET OR OTHER ELECTRONIC MEDIUM.  
27 THE COUNTY, THE OFFICER, AND EMPLOYEES OF THE COUNTY OR THE

1 OFFICER, ACTING IN THEIR OFFICIAL CAPACITIES IN PREPARING,  
2 CONDUCTING, AND EXECUTING A SALE UNDER THIS ARTICLE BY MEANS OF  
3 THE INTERNET OR ANOTHER ELECTRONIC MEDIUM, ARE NOT LIABLE FOR  
4 THE FAILURE OF A DEVICE THAT PREVENTS A PERSON FROM PARTICIPATING  
5 IN A SALE UNDER THIS ARTICLE.

6 (II) AS USED IN THIS PARAGRAPH (a), "DEVICE" INCLUDES ANY  
7 COMPUTER HARDWARE, COMPUTER NETWORK, COMPUTER SOFTWARE  
8 APPLICATION, OR WEB SITE.

9 (b) The combined notice shall designate the actual place of sale OR,  
10 IF THE SALE IS CONDUCTED BY MEANS OF THE INTERNET OR ANOTHER  
11 ELECTRONIC MEDIUM, THE INFORMATION PRESCRIBED BY SECTION  
12 38-38-103 (4) (a) (VII).

13 (2) At a sale, the officer shall read only the public trustee's sale  
14 number for a sale by the public trustee or the court case number for a sale  
15 by the sheriff, the name of the original grantor, the street address or, if  
16 none, the legal description of the property, the name of the holder of the  
17 evidence of debt, the date of sale, the first and last publication dates of the  
18 combined notice, and, in accordance with section 38-38-106 (4), the  
19 amount of the bid and the name of the person that submitted the bid. In  
20 lieu of reading the information listed above, the officer may post the  
21 information ~~or~~ AT THE LOCATION OF THE SALE, provide a written copy of  
22 the information to all persons present at the sale, OR POST THE  
23 INFORMATION ON THE INTERNET OR OTHER ELECTRONIC MEDIUM IF THE  
24 SALE IS CONDUCTED BY MEANS OF THE INTERNET OR ANOTHER  
25 ELECTRONIC MEDIUM.

26 **SECTION 6.** In Colorado Revised Statutes, 38-38-112, **amend** (2)  
27 as follows:

1           **38-38-112. Use of electronic documents authorized.**

2           (2) ~~(a)~~ Consistent with ~~the provisions of~~ the "Uniform Electronic  
3 Transactions Act", article 71.3 of title 24, C.R.S., any document or record  
4 related to a foreclosure may be accepted by the officer in an electronic  
5 format or may be made available to the public by the officer in an  
6 electronic format. The officer shall establish and uniformly apply written  
7 policies for determining whether and the extent to which the officer shall  
8 accept documents or records in electronic form; except that the officer  
9 shall not require the use of an electronic format for any purpose under this  
10 article EXCEPT AS NECESSARY FOR SALES CONDUCTED BY MEANS OF THE  
11 INTERNET OR ANOTHER ELECTRONIC MEDIUM.

12           ~~(b) This subsection (2) shall take effect July 1, 2007.~~

13           **SECTION 7. Act subject to petition - effective date - applicability.**

14           (1) This act takes effect September 1, 2015; except that, if a referendum  
15 petition is filed pursuant to section 1 (3) of article V of the state  
16 constitution against this act or an item, section, or part of this act within  
17 the ninety-day period after final adjournment of the general assembly,  
18 then the act, item, section, or part will not take effect unless approved by  
19 the people at the general election to be held in November 2016 and, in  
20 such case, will take effect on the date of the official declaration of the  
21 vote thereon by the governor.

22           (2) This act applies to foreclosure sales conducted on or after the  
23 applicable effective date of this act.