

# An Act

SENATE BILL 16-012

BY SENATOR(S) Heath, Baumgardner, Carroll, Crowder, Donovan, Garcia, Hodge, Johnston, Jones, Kefalas, Marble, Martinez Humenik, Merrifield, Newell, Scott, Todd, Woods;  
also REPRESENTATIVE(S) Singer, Becker K., Brown, Fields, Foote, Klingenschmitt, Kraft-Tharp, Lebsock, Lee, Lontine, Mitsch Bush, Primavera, Saine, Salazar, Vigil, Young, Hullinghorst.

CONCERNING THE AUTHORITY OF A LOCAL ASSESSOR TO GRANT  
ADDITIONAL TIME FOR A LANDOWNER TO RECONSTRUCT  
RESIDENTIAL IMPROVEMENTS THAT WERE DESTROYED BY A  
NATURAL CAUSE.

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

**SECTION 1.** In Colorado Revised Statutes, 39-1-102, **amend** (14.4) (b) (II) (A) as follows:

**39-1-102. Definitions.** As used in articles 1 to 13 of this title, unless the context otherwise requires:

(14.4) (b) (II) The residential land classification of the land described in subparagraph (I) of this paragraph (b) shall change according to current use if:

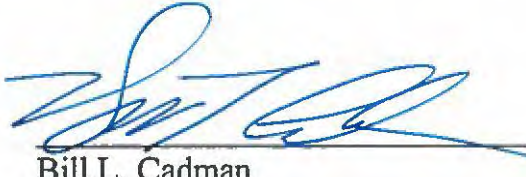
---

*Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.*

(A) A new residential improvement or part of a new residential improvement is not constructed or placed on the land in accordance with applicable land use regulations prior to the January 1 after the period described in subparagraph (I) of this paragraph (b), UNLESS THE PROPERTY OWNER PROVIDES DOCUMENTARY EVIDENCE TO THE ASSESSOR THAT DURING SUCH PERIOD A GOOD-FAITH EFFORT WAS MADE TO CONSTRUCT OR PLACE A NEW OR PART OF A NEW RESIDENTIAL IMPROVEMENT ON THE LAND BUT THAT ADDITIONAL TIME IS NECESSARY;

**SECTION 2. Safety clause.** The general assembly hereby finds,

determines, and declares that this act is necessary for the immediate preservation of the public peace, health, and safety.



Bill L. Cadman  
PRESIDENT OF  
THE SENATE



Dickey Lee Hullinghorst  
SPEAKER OF THE HOUSE  
OF REPRESENTATIVES

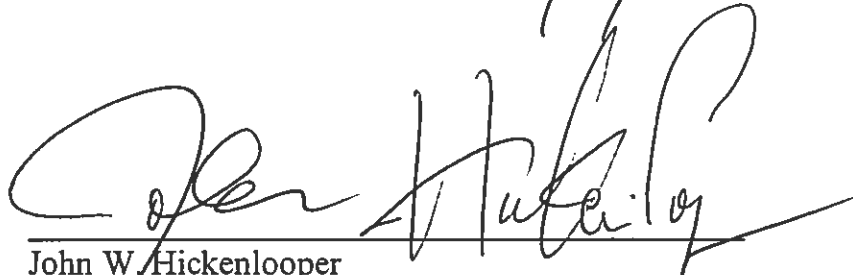


Effie Ameen  
SECRETARY OF  
THE SENATE



Marilyn Eddins  
CHIEF CLERK OF THE HOUSE  
OF REPRESENTATIVES

APPROVED 2:48 PM 4/5/16



John W. Hickenlooper  
GOVERNOR OF THE STATE OF COLORADO