

HB1091_L.006

HOUSE COMMITTEE OF REFERENCE REPORT

 Chairman of Committee

 Date
Committee on Business Affairs and Labor.

After consideration on the merits, the Committee recommends the following:

HB09-1091 be amended as follows:

- 1 Amend printed bill, page 2, line 15, strike "LATEST".
- 2 Page 4, line 10, strike "**dwellings. (1)**" and substitute "**dwellings - rules.**
- 3 (1) (a)" and, after "LAW,", insert "THE SELLER OF";
- 4 line 13, strike "HAVE" and substitute "ASSURE THAT";
- 5 line 14, after "ALARM", insert "IS";
- 6 after line 15, insert the following:
 - 7 "(b) BY JULY 1, 2009, THE REAL ESTATE COMMISSION CREATED IN
 - 8 SECTION 12-61-105, C.R.S., SHALL BY RULE REQUIRE EACH LISTING
 - 9 CONTRACT FOR RESIDENTIAL REAL PROPERTY THAT IS SUBJECT TO THE
 - 10 COMMISSION'S JURISDICTION PURSUANT TO ARTICLE 61 OF TITLE 12,
 - 11 C.R.S., TO DISCLOSE THE REQUIREMENTS SPECIFIED IN PARAGRAPH (a) OF
 - 12 THIS SUBSECTION (1)."
- 13 Page 5, line 1, strike "**dwellings. (1)**" and substitute "**dwellings - rules.**
- 14 (1) (a)" and, after "LAW,", insert "THE SELLER OF";
- 15 line 5, strike "HAVE" and substitute "ASSURE THAT" and, after "ALARM",
- 16 insert "IS";
- 17 after line 7, insert the following:



1 "(b) BY JULY 1, 2009, THE REAL ESTATE COMMISSION CREATED IN
2 SECTION 12-61-105, C.R.S., SHALL BY RULE REQUIRE EACH LISTING
3 CONTRACT FOR RESIDENTIAL REAL PROPERTY THAT IS SUBJECT TO THE
4 COMMISSION'S JURISDICTION PURSUANT TO ARTICLE 61 OF TITLE 12,
5 C.R.S., TO DISCLOSE THE REQUIREMENTS SPECIFIED IN PARAGRAPH (a) OF
6 THIS SUBSECTION (1)."

7 Page 8, line 12, after "**liability.**", insert "(1)";

8 after line 17, insert the following:

9 "(2) A PURCHASER SHALL HAVE NO CLAIM FOR RELIEF AGAINST
10 ANY PERSON LICENSED PURSUANT TO ARTICLE 61 OF TITLE 12, C.R.S., FOR
11 ANY DAMAGES RESULTING FROM THE OPERATION, MAINTENANCE, OR
12 EFFECTIVENESS OF A CARBON MONOXIDE ALARM IF SUCH LICENSED
13 PERSON COMPLIES WITH RULES PROMULGATED PURSUANT TO SECTIONS
14 38-45-102 (1) (b) AND 38-45-103 (1) (b). NOTHING IN THIS SUBSECTION
15 (2) SHALL AFFECT ANY REMEDY THAT A PURCHASER MAY OTHERWISE
16 HAVE AGAINST A SELLER."

** ** ** ** **

