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Colorado General Assembly

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MEMORANDUM

TO: Michelle Smith and Chad Vorthmann
FROM: Legislative Council Staff and Office of Legislative Legal Services
DATE: January 19, 2018
SUBJECT: Proposed initiative measure 2017-2018 #113, concerning taking property for public use

Section 1-40-105 (1), Colorado Revised Statutes, requires the directors of the Colorado Legislative Council and the Office of Legislative Legal Services to "review and comment" on initiative petitions for proposed laws and amendments to the Colorado constitution. We hereby submit our comments to you regarding the appended proposed initiative.

The purpose of this statutory requirement of the directors of Legislative Council and the Office of Legislative Legal Services is to provide comments intended to aid proponents in determining the language of their proposal and to avail the public of knowledge of the contents of the proposal. Our first objective is to be sure we understand your intent and your objective in proposing the amendment. We hope that the statements and questions contained in this memorandum will provide a basis for discussion and understanding of the proposal.

This initiative was submitted with a series of initiatives including proposed initiatives 2017-2018 #108 to #113. The comments and questions raised in this memorandum will not include comments and questions that were addressed in the memoranda for proposed initiatives 2017-2018 #108 to #112, except as necessary to fully understand the issues raised by the revised proposed initiative. Comments and questions addressed in those other memoranda may also be relevant, and those questions and comments are hereby incorporated by reference in this memorandum.

Purposes

The major purposes of the proposed amendment to the Colorado constitution appear to be:

1. To define as a taking a situation in which the state or a local government imposes a law, regulation, or regulatory condition that reduces the fair market value to real property for uses that were allowed at the time the owner acquired title, thereby requiring compensation under section 15 of article II of the Colorado Constitution.

Substantive Comments and Questions

The substantive comments and questions raised in the memoranda for proposed initiatives 2017-2018 #108 through #112 are incorporated by reference. The proposed initiative raises the following additional comments and questions:

1. What does it mean to impose a law, regulation, or regulatory condition, and how does it differ from enacting or implementing such a law or regulation?

Technical Comments

The technical comments set forth in the review and comment memorandum on proposed initiative 2017-2018 #108 are applicable to proposed initiative 2017-2018 #113 and, as such, will not be repeated. No new technical comments or questions were raised by this proposed initiative.