# First Regular Session Sixty-ninth General Assembly STATE OF COLORADO

## **PREAMENDED**

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

LLS NO. 13-0807.01 Jery Payne x2157

**SENATE BILL 13-219** 

#### SENATE SPONSORSHIP

Tochtrop,

#### **HOUSE SPONSORSHIP**

Peniston,

Senate Committees
Health & Human Services
Appropriations

**House Committees** 

#### A BILL FOR AN ACT

101 CONCERNING THE REMEDIATION PERFORMED ON PROPERTY
102 CONTAMINATED BY AN ILLEGAL DRUG LABORATORY.

### **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.)

Currently, the state board of health may promulgate rules for the cleanup of illegal drug labs. The bill requires the board to implement and promulgate rules addressing the following:

- Testing and evaluating contamination;
- ! Training and certifying people to assess and clean up illegal

drug laboratories;

- ! Approval of consultants' or contractors' trainers; and
- ! Certifying that property meets the cleanup standards established by the board.

The board is also directed to establish fees and administrative penalties to implement these standards.

Currently, a person who documents cleaning up an illegal drug lab to the board's standards is immune from a lawsuit but the manufacturer of the illegal drugs is not immune. The bill adds, as a person who is not immune, a person convicted of possession of chemicals, supplies, or equipment with intent to manufacture the illegal drugs.

A person who violates a rule of the board is subject to a penalty of up to \$15,000. The bill sets procedures for notifying a person of an alleged violation and issuing an order and establishes standards for taking administrative action and determining the penalty.

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

2 **SECTION 1.** In Colorado Revised Statutes, **amend** article 18.5

3 of title 25 as follows:

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**25-18.5-101. Definitions.** As used in this article, unless the context otherwise requires:

- (1) "Board" means the state board of health in the department of public health and environment.
- (2) (Deleted by amendment, L. 2009, (SB 09-060), ch. 140, p. 600, § 1, effective April 20, 2009.) "Certified industrial hygienist" Means an individual who is certified by the American board of industrial hygiene or its successor.
  - (3) "CLEAN-UPSTANDARDS" MEANS THE ACCEPTABLE STANDARDS FOR THE REMEDIATION OF AN ILLEGAL DRUG LABORATORY INVOLVING METHAMPHETAMINE, AS ESTABLISHED BY THE BOARD UNDER SECTION 25-18.5-102.
- 16 (4) "CONSULTANT" MEANS A CERTIFIED INDUSTRIAL HYGIENIST OR
  17 INDUSTRIAL HYGIENIST WHO IS NOT AN EMPLOYEE, AGENT,

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1	REPRESENTATIVE, PARTNER, JOINT VENTURE PARTICIPANT, OR						
2	SHAREHOLDER OF THE CONTRACTOR OR OF A PARENT OR SUBSIDIARY						
3	COMPANY OF THE CONTRACTOR, AND WHO HAS BEEN CERTIFIED UNDER						
4	SECTION 25-18.5-106.						
5	(5) "CONTRACTOR" MEANS A PERSON:						
6	(a) HIRED TO DECONTAMINATE AN ILLEGAL DRUG LABORATORY IN						
7	ACCORDANCE WITH THE PROCEDURES ESTABLISHED BY THE BOARD UNDER						
8	SECTION 25-18.5-102; AND						
9	(b) Certified by the department under section 25-18.5-106.						
10	(6) "DEPARTMENT" MEANS THE COLORADO DEPARTMENT OF						
11	PUBLIC HEALTH AND ENVIRONMENT.						
12	(2.5) (7) "Governing body" means the agency or office designated						
13	by the city council or board of county commissioners where the property						
14	in question is located. If there is no such designation, the governing body						
15	shall be the county, district, or municipal public health agency, building						
16	department, and law enforcement agency with jurisdiction over the						
17	property in question.						
18	(2.7) (8) "Illegal drug laboratory" means the areas where						
19	controlled substances, as defined by section 18-18-102, C.R.S., have been						
20	manufactured, processed, cooked, disposed of, used, or stored and all						
21	proximate areas that are likely to be contaminated as a result of such THE						
22	manufacturing, processing, cooking, disposal, use, or storing STORAGE.						
23	(9) "Industrial hygienist" has the same meaning as set						
24	FORTH IN SECTION 24-30-1402 (2.2), C.R.S.						
25	(3) (10) "Property" means anything that may be the subject of						
26	ownership, including but not limited to, land, buildings, structures, and						
27	vehicles.						

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1	(4) (11) "Property owner", for the purposes of real property,						
2	means the person holding record fee title to real property. "Property						
3	owner" also means the person holding the title to a manufactured home						
4	25-18.5-102. Illegal drug laboratories - rules. (1) The board						
5	shall promulgate health-protective rules that establish procedures for						
6	testing and evaluation of contamination and the acceptable standards for						
7	the cleanup of illegal drug laboratories involving methamphetamine. IN						
8	ACCORDANCE WITH SECTION 24-4-103, C.R.S., AS NECESSARY TO						
9	IMPLEMENT THIS ARTICLE, INCLUDING:						
10	(a) PROCEDURES FOR TESTING CONTAMINATION, EVALUATING						
11	CONTAMINATION, AND ESTABLISHING THE ACCEPTABLE STANDARDS FOR						
12	CLEANUP OF ILLEGAL DRUG LABORATORIES INVOLVING						
13	METHAMPHETAMINE;						
14	(b) PROCEDURES FOR A TRAINING AND CERTIFICATION PROGRAM						
15	FOR PEOPLE INVOLVED IN THE ASSESSMENT, DECONTAMINATION, AND						
16	SAMPLING OF ILLEGAL DRUG LABORATORIES. THE BOARD MAY DEVELOP						
17	DIFFERENT LEVELS OF TRAINING AND CERTIFICATION REQUIREMENTS						
18	BASED ON A PERSON'S PRIOR EXPERIENCE IN THE ASSESSMENT,						
19	DECONTAMINATION, AND SAMPLING OF ILLEGAL DRUG LABORATORIES.						
20	(c) A DEFINITION OF "ASSESSMENT", "DECONTAMINATION", AND						
21	"SAMPLING" FOR PURPOSES OF THIS ARTICLE;						
22	(d) PROCEDURES FOR THE APPROVAL OF PERSONS TO TRAIN						
23	CONSULTANTS OR CONTRACTORS IN THE ASSESSMENT, DECONTAMINATION,						
24	OR SAMPLING OF ILLEGAL DRUG LABORATORIES; AND						
25	(e) PROCEDURES FOR CONTRACTORS AND CONSULTANTS TO ISSUE						
26	CERTIFICATES OF COMPLIANCE TO PROPERTY OWNERS UPON COMPLETION						
27	OF ASSESSMENT, DECONTAMINATION, AND SAMPLING OF ILLEGAL DRUG						

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1	LABORATORIES TO CERTIFY THAT THE REMEDIATION OF THE PROPERTY
2	MEETS THE CLEAN-UP STANDARDS ESTABLISHED BY THE BOARD UNDER
3	PARAGRAPH (a) OF THIS SUBSECTION (1).
4	(2) THE BOARD SHALL ESTABLISH FEES FOR THE FOLLOWING:
5	(a) CERTIFICATION OF PERSONS INVOLVED IN THE ASSESSMENT,
6	DECONTAMINATION, AND SAMPLING OF ILLEGAL DRUG LABORATORIES;
7	(b) Monitoring of Persons involved in the assessment,
8	DECONTAMINATION, AND SAMPLING OF ILLEGAL DRUG LABORATORIES, IF
9	NECESSARY TO ENSURE COMPLIANCE WITH THIS ARTICLE; AND
10	(c) Approval of persons involved in training for
11	CONSULTANTS OR CONTRACTORS UNDER PARAGRAPH (d) OF SUBSECTION
12	(1) OF THIS SECTION.
13	(3) THE BOARD SHALL ADOPT RULES FOR DETERMINING
14	ADMINISTRATIVE PENALTIES FOR VIOLATIONS OF THIS ARTICLE, BASED ON
15	THE FACTORS ENUMERATED IN SECTION 25-18.5-107 (2) (g).
16	25-18.5-103. Discovery of illegal drug laboratory - property
17	owner - cleanup - liability. (1) (a) Upon notification from a peace
18	officer that chemicals, equipment, or supplies indicative of an illegal drug
19	laboratory are located on a property, or when an illegal drug laboratory
20	used to manufacture methamphetamine is otherwise discovered and the
21	property owner has received notice, the owner of any contaminated
22	property shall meet the clean-up standards for property established by the
23	board in section 25-18.5-102; except that a property owner may, at his or
24	her option and subject to paragraph (b) of this subsection (1), elect instead
25	to demolish the contaminated property. If the owner elects to demolish
26	the contaminated property, the governing body or, if none has been
27	designated, the county, district, or municipal public health agency,

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building department, or law enforcement agency with jurisdiction over the area where the property is located may require the owner to fence off the property or otherwise make it inaccessible to persons for occupancy or intrusion.

- (b) An owner of any personal property within a structure or vehicle contaminated by illegal drug laboratory activity shall have HAS ten days after the date of discovery of the laboratory or contamination to remove or clean his or her personal THE property according to board rules AND PARAGRAPH (c) OF THIS SUBSECTION (1). If the personal property owner fails to remove the personal property within ten days, the owner of the structure or vehicle may dispose of the personal property during the clean-up process without liability to the owner of the personal property for such THE disposition.
- (c) A PERSON WHO REMOVES PERSONAL PROPERTY OR DEBRIS

  FROM A DRUG LABORATORY SHALL SECURE THE PROPERTY AND DEBRIS TO

  PREVENT THEFT OR EXPOSING ANOTHER PERSON TO ANY TOXIC OR

  HAZARDOUS CHEMICALS UNTIL THE PROPERTY AND DEBRIS IS

  APPROPRIATELY DISPOSED OF OR CLEANED ACCORDING TO BOARD RULES.
- (2) (a) EXCEPT AS SPECIFIED IN PARAGRAPH (b) OF THIS SUBSECTION (2), once a property owner has met the clean-up standards and documentation requirements established by the board, as evidenced by a copy of the results provided to the governing body, RECEIVED CERTIFICATES OF COMPLIANCE FROM A CONTRACTOR AND A CONSULTANT IN ACCORDANCE WITH SECTION 25-18.5-102 (1) (e) or has demolished the property, OR MET THE CLEAN-UP STANDARDS AND DOCUMENTATION REQUIREMENTS OF THIS SECTION AS IT EXISTED BEFORE THE EFFECTIVE DATE OF THIS SUBSECTION (2), AS AMENDED, THE PROPERTY OWNER:

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I	(1) compliance with subsection (1) of this section shall establish						
2	immunity for the property owner Shall furnish copies of the						
3	CERTIFICATES OF COMPLIANCE TO THE GOVERNING BODY; AND						
4	(II) IS IMMUNE from a suit BROUGHT BY A CURRENT OR FUTURE						
5	OWNER, RENTER, OCCUPANT, OR NEIGHBOR OF THE PROPERTY for alleged						
6	health-based civil actions brought by any future owner, renter, or other						
7	person who occupies such property, or a neighbor of such property, in						
8	which the alleged cause of the injury or loss is the existence of the illegal						
9	drug laboratory used to manufacture methamphetamine; except that						
10	immunity from a civil suit is not established for the THAT ALLEGE INJURY						
11	OR LOSS ARISING FROM THE ILLEGAL DRUG LABORATORY.						
12	(b) A person convicted for the production MANUFACTURE of						
13	methamphetamine OR FOR POSSESSION OF CHEMICALS, SUPPLIES, OR						
14	EQUIPMENT WITH INTENT TO MANUFACTURE METHAMPHETAMINE IS NOT						
15	IMMUNE FROM SUIT.						
16	(3) A person who removes personal property or debris from a drug						
17	laboratory shall secure the property and debris to prevent theft or						
18	exposing another person to any toxic or hazardous chemicals until the						
19	property and debris is appropriately disposed of or cleaned according to						
20	board rules.						
21	25-18.5-104. Entry into illegal drug laboratories. (1) If a						
22	structure or vehicle has been determined to be contaminated or if a						
23	governing body or law enforcement agency issues a notice of probable						
24	contamination, the owner of the structure or vehicle shall not permit any						
25	person to have access to the structure or vehicle unless:						
26	(a) The person is trained or certified to handle contaminated						

property pursuant to UNDER board rules or federal law; OR

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1	(b) The owner has received certificates of compliance
2	UNDER SECTION 25-18.5-102 (1) (e).
3	25-18.5-105. Drug laboratories - governing body - authority.
4	(1) GOVERNING BODIES MAY DECLARE an illegal drug laboratory that has
5	not met the clean-up standards set by the board in section 25-18.5-102
6	shall be deemed a public health nuisance.
7	(2) Governing bodies may enact ordinances or resolutions to
8	enforce this article, including but not limited to, preventing unauthorized
9	entry into contaminated property; requiring contaminated property to meet
10	clean-up standards before it is occupied; notifying the public of
11	contaminated property; coordinating services and sharing information
12	between law enforcement, building, public health, and social services
13	agencies and officials; and charging reasonable inspection and testing
14	<u>fees.</u>
15	25-18.5-106. Powers and duties of department. (1) THE
16	DEPARTMENT SHALL IMPLEMENT, COORDINATE, AND OVERSEE THE RULES
17	PROMULGATED BY THE BOARD IN ACCORDANCE WITH THIS ARTICLE,
18	INCLUDING:
19	(a) THE CERTIFICATION OF PERSONS INVOLVED IN THE
20	ASSESSMENT, DECONTAMINATION, OR SAMPLING OF ILLEGAL DRUG
21	LABORATORIES.
22	(b) THE APPROVAL OF PERSONS TO TRAIN CONSULTANTS AND
23	${\tt CONTRACTORSINTHEASSESSMENT, DECONTAMINATION, ORSAMPLINGOF}$
24	ILLEGAL DRUG LABORATORIES.
25	<b>25-18.5-107. Enforcement.</b> (1) A PERSON THAT VIOLATES ANY
26	RULE PROMULGATED BY THE BOARD UNDER SECTION 25-18.5-102 IS
27	SUBJECT TO AN ADMINISTRATIVE PENALTY NOT TO EXCEED FIFTEEN

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1	THOUSAND DOLLARS PER DAY PER VIOLATION UNTIL THE VIOLATION IS						
2	CORRECTED.						
3	(2) (a) Whenever the department has reason to believe						
4	THAT A PERSON HAS VIOLATED ANY RULE PROMULGATED BY THE BOARD						
5	UNDER SECTION 25-18.5-102, THE DEPARTMENT SHALL NOTIFY THE						
6	PERSON, SPECIFYING THE RULE ALLEGED TO HAVE BEEN VIOLATED AND						
7	THE FACTS ALLEGED TO CONSTITUTE THE VIOLATION.						
8	(b) THE DEPARTMENT SHALL EITHER:						
9	(I) SEND THE NOTICE BY CERTIFIED OR REGISTERED MAIL, RETURN						
10	RECEIPT REQUESTED, TO THE ALLEGED VIOLATOR'S LAST-KNOWN						
11	ADDRESS; OR						
12	(II) PERSONALLY SERVE THE NOTICE UPON THE ALLEGED VIOLATOR						
13	OR THE ALLEGED VIOLATOR'S AGENT.						
14	(c) The alleged violator has thirty days following						
15	RECEIPT OF THE NOTICE TO SUBMIT A WRITTEN RESPONSE CONTAINING						
16	DATA, VIEWS, AND ARGUMENTS CONCERNING THE ALLEGED VIOLATION						
17	AND POTENTIAL CORRECTIVE ACTIONS.						
18	(d) WITHIN FIFTEEN DAYS AFTER RECEIVING NOTICE OF AN						
19	ALLEGED VIOLATION, THE ALLEGED VIOLATOR MAY REQUEST AN						
20	INFORMAL CONFERENCE WITH DEPARTMENT PERSONNEL TO DISCUSS THE						
21	ALLEGED VIOLATION. THE DEPARTMENT SHALL HOLD THE INFORMAL						
22	CONFERENCE WITHIN THE THIRTY DAYS ALLOWED FOR A WRITTEN						
23	RESPONSE.						
24	(e) After consideration of any written response and						
25	INFORMAL CONFERENCE, THE DEPARTMENT SHALL ISSUE A LETTER, WITHIN						
26	THIRTY DAYS AFTER THE DATE OF THE INFORMAL CONFERENCE OR						
27	WRITTEN RESPONSE, WHICHEVER IS LATER, AFFIRMING OR DISMISSING THE						

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1	VIOLATION. IF THE DEPARTMENT AFFIRMS THE VIOLATION, THE						
2	DEPARTMENT SHALL ISSUE AN ADMINISTRATIVE ORDER WITHIN ONE						
3	HUNDRED EIGHTY DAYS AFTER THE TIME FOR A WRITTEN RESPONSE HAS						
4	EXPIRED. THE ADMINISTRATIVE ORDER MUST INCLUDE ANY REMAINING						
5	CORRECTIVE ACTIONS THAT THE VIOLATOR SHALL TAKE AND ANY						
6	ADMINISTRATIVE PENALTY THAT THE DEPARTMENT DETERMINES IS						
7	APPROPRIATE.						
8	(f) THE DEPARTMENT SHALL SERVE AN ADMINISTRATIVE ORDER						
9	UNDER THIS ARTICLE ON THE PERSON SUBJECT TO THE ORDER BY						
10	PERSONAL SERVICE OR BY REGISTERED MAIL, RETURN RECEIPT REQUESTED.						
11	AT THE PERSON'S LAST-KNOWN ADDRESS. AN ORDER MAY BE PROHIBITORY						
12	OR MANDATORY IN EFFECT. THE ORDER IS EFFECTIVE IMMEDIATELY UPON						
13	ISSUANCE UNLESS OTHERWISE PROVIDED IN THE ORDER.						
14	(g) In determining the amount of an administrative						
15	PENALTY, THE DEPARTMENT SHALL CONSIDER THE FOLLOWING FACTORS:						
16	(I) THE SERIOUSNESS OF THE VIOLATION;						
17	(II) WHETHER THE VIOLATION WAS INTENTIONAL, RECKLESS, OR						
18	NEGLIGENT;						
19	(III) ANY IMPACT ON, OR THREAT TO, THE PUBLIC HEALTH OR						
20	ENVIRONMENT AS A RESULT OF THE VIOLATION;						
21	(IV) THE VIOLATOR'S DEGREE OF RECALCITRANCE;						
22	(V) WHETHER THE VIOLATOR HAS HAD A PRIOR VIOLATION AND						
23	IF SO, THE NATURE AND SEVERITY OF THE PRIOR VIOLATION;						
24	(VI) THE ECONOMIC BENEFIT THE VIOLATOR RECEIVED AS A						
25	RESULT OF THE VIOLATION;						
26	(VII) WHETHER THE VIOLATOR VOLUNTARILY, TIMELY, AND						
27	COMPLETELY DISCLOSED THE VIOLATION BEFORE THE DEPARTMENT						

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1	DISCOVERED IT;						
2	(VIII) WHETHER THE VIOLATOR FULLY AND PROMPTLY						
3	COOPERATED WITH THE DEPARTMENT FOLLOWING DISCLOSURE OR						
4	DISCOVERY OF THE VIOLATION; AND						
5	(IX) ANY OTHER RELEVANT AGGRAVATING OR MITIGATING						
6	CIRCUMSTANCES.						
7	(3) IF THE DEPARTMENT DETERMINES THAT A PERSON HAS BEEN						
8	GROSSLY NONCOMPLIANT WITH THE RULES PROMULGATED BY THE BOARD						
9	UNDER SECTION 25-18.5-102, THE DEPARTMENT MAY:						
10	(a) SUSPEND OR REVOKE THE PERSON'S CERTIFICATION FOR THE						
11	ASSESSMENT, DECONTAMINATION, OR SAMPLING OF ILLEGAL DRUG						
12	LABORATORIES; OR						
13	(b) SUSPEND OR REVOKE THE APPROVAL OF A PERSON TO PROVIDE						
14	TRAINING FOR CONSULTANTS OR CONTRACTORS PERFORMING						
15	ASSESSMENT, DECONTAMINATION, OR SAMPLING OF ILLEGAL DRUG						
16	LABORATORIES.						
17	25-18.5-108. Illegal drug laboratory fund. The ILLEGAL DRUG						
18	LABORATORY FUND IS HEREBY ESTABLISHED IN THE STATE TREASURY. THE						
19	DEPARTMENT SHALL TRANSFER THE FEES COLLECTED UNDER 25-18.5-102						
20	(2) TO THE STATE TREASURER WHO SHALL CREDIT THESE FEES TO THE						
21	FUND. THE GENERAL ASSEMBLY SHALL APPROPRIATE THE MONEYS IN THE						
22	FUND FOR THE IMPLEMENTATION OF THIS ARTICLE. THE TREASURER SHALL						
23	CREDIT TO THE FUND ALL INTEREST DERIVED FROM THE DEPOSIT AND						
24	INVESTMENT OF MONEYS IN THE FUND. THE MONEYS IN THE FUND STAY IN						
25	THE FUND AT THE END OF THE FISCAL YEAR AND DO NOT REVERT TO THE						
26	GENERAL FUND OR ANY OTHER FUND.						
27	25-18.5-109. Judicial review. The DEPARTMENT'S DECISIONS ARE						

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1	SUBJECT TO JUDICIAL REVIEW IN ACCORDANCE WITH SECTION 24-4-106,
2	C.R.S.
3	SECTION 2. In Colorado Revised Statutes, 38-35.7-103, amend
4	(2) (c) and (4) as follows:
5	38-35.7-103. Disclosure - methamphetamine laboratory.
6	(2) (c) If the seller receives the A notice referred to in paragraph (b) of
7	UNDER this subsection (2) or if the seller receives the notice referred to in
8	paragraph (a) of this subsection (2) and does not elect to have the
9	property retested pursuant to paragraph (b) of UNDER this subsection (2),
10	then an illegal drug laboratory used to manufacture methamphetamine
11	shall be deemed to have HAS been discovered. and the owner shall be
12	deemed to have received notice pursuant to section 25-18.5-103 (1) (a),
13	C.R.S. Nothing in this section shall prohibit PROHIBITS a buyer from
14	purchasing the property and assuming liability pursuant to UNDER section
15	25-18.5-103, C.R.S., if, on the date of closing, the buyer provides notice
16	to the department of public health and environment AND GOVERNING
17	<b>BODY</b> of the purchase and assumption of liability and if the remediation
18	required by section 25-18.5-103, C.R.S., is completed within ninety days
19	after the date of closing.
20	(4) If the seller became BECOMES aware that the property was
21	once used for the production of methamphetamine and REMEDIATES the
22	property was remediated in accordance with the standards established
23	pursuant to BY section 25-18.5-102, C.R.S., and evidence of such
24	remediation was received by the applicable governing body in RECEIVES
25	CERTIFICATES OF compliance with the documentation requirements
26	established pursuant to UNDER section 25-18.5-102 (1) (e), C.R.S., then:
27	(a) The seller shall IS not be required to disclose that the property

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(b) The property shall be removed from IS NO LONGER ELIGIBLE FOR INCLUSION IN any government-sponsored informational service listing properties that have been used for the production of methamphetamine.

SECTION 3. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 7, 2013, if adjournment sine die is on May 8, 2013); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in November 2014 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

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