

*Colorado Legislative Council Staff Fiscal Note***NO FISCAL IMPACT**

Drafting Number: LLS 15-0298
Prime Sponsor(s): Rep. Carver

Date: January 27, 2015
Bill Status: House SVMA
Fiscal Analyst: Erin Reynolds (303-866-4146)

BILL TOPIC: COMMON INT EXEMPT SMALL LIMITED EXPENSE COMMUNITY

Summary of Legislation

The bill allows a common interest community (commonly referred to as a homeowners' association, or HOA) created before the 1992 enactment of the Colorado Common Interest Ownership Act (CCIOA) to be exempt from certain provisions of CCIOA if the HOA's annual assessments do not exceed a statutory threshold of \$300. To qualify for the new exemption, the \$300 limit must be established in the HOA's recorded declaration or bylaws.

Background

CCIOA contains an exemption for pre-1992 HOAs from certain provisions of the act based on the number of units in the HOA. A similar exemption applies to post-1992 HOAs based on a \$300 limit on common expense liability in the HOA's recorded declaration, which can only be changed by a two-thirds vote of all homeowners.

Assessment

The bill is assessed as having no fiscal impact. Because this bill applies to small pre-CCIOA HOAs, which are generally exempt from registration with the Division of Real Estate in the Department of Regulatory Agencies, no additional workload on this or any other state agency or local government is expected.

State and Local Government Contacts

Judicial

Law

Regulatory Agencies

State