

Colorado Legislature Update

Energy

- [SB 159](#) - Mod to Energy & Carbon Management Processes. Bill requires the energy and carbon management commission to adopt rules to cease issuing new oil and gas permits before January 1, 2030.

Business Affairs/Labor

- [HB 1008](#) - Wage Claims Construction Industry Contractors - Concerning measures to expand general contractor accountability for wage claims involving contractors in the construction industry. Assigned to House Appropriations Committee. **CO Chamber of Commerce Opposes. Colorado Competitive Council (C3) Opposes.**
- [HB 1014](#) - Deceptive Trade Practice Significant Impact Standard - The bill establishes that evidence that a person has engaged in an unfair or deceptive trade practice constitutes a significant impact to the public. Senate Business, Labor & Technology Committee.. **Colorado Association of Realtors (CAR) Opposes. CO Chamber Opposes. C3 Opposes.**

Health/Human Services

- [HB 1075](#) - Analysis of Universal Health-Care Payment System. Concerning consideration of a statewide universal health-care payment system, and, in connection therewith, creating an advisory task force for the purpose of advising the Colorado school of public health in conducting an analysis of draft model legislation concerning a statewide universal health-care payment system. House Appropriations Committee. **CO Chamber Opposes. C3 Opposes.**

Taxation

- [HB-1144](#) - Income Tax Credit for Mortgage Rate Buy Downs. House Finance Committee. House Finance Committee hearing Feb 29th. **CAR Supports**
- [SB 033](#) - Lodging Property Tax Treatment - The bill proposes to increase the property tax of short-term rentals from a residential taxation rate (approximately 6.7% assessment) to a commercial rate (approximately 27.9% assessment) for any unit rented more than 90 days in a calendar year. Senate Finance Committee. **CAR Opposes. CO Chamber Opposes. C3 Opposes.**
- [HB 1299](#) - Short-Term Rental Unit Property Tax Classification - Under the bill, a commercial short-term rental unit is classified as lodging property, which is a subclass of nonresidential property for purposes of valuation for assessment. A short-term rental unit that is the owner's primary or secondary residence will continue to be classified as residential property.

Housing

- [HB 1083](#) - Concerning insurance coverage for construction professionals. The bill requires that, at least 14 days prior to closing the sale of a new residence, the seller of the residence provide the purchaser and the county clerk and recorder's office for the county where the new residence is located with information regarding the insurance coverage for the property subject to the sale. House Appropriations Committee **CAR wants to Amend. C3 Opposes. Co Chamber Opposes.**
- [HB 1091](#) - Fire-Hardened Building Materials in Real Property. The bill generally prohibits covenants and other restrictions that disallow the installation, use, or maintenance of fire-hardened building materials in residential real property, including in common interest communities. Senate Local Government & Housing Committee for a hearing Feb 20th. **CAR Supports**
- [HB 1098](#) - Cause Required for Eviction of Residential Tenant - Concerning protections for residential tenants, and, in connection therewith, requiring cause for the eviction of a residential tenant. House Second Reading Special Order - Passed with Amendments - Committee, Floor. **CAR wants to amend. C3 wants to amend.**
- [HB 1107](#) - Judicial Review of Local Land Use Decision. The bill requires a court to award reasonable attorney fees to a prevailing defendant in an action for judicial review of a local land use decision, except for an action brought by the land use applicant before the governmental entity. Transportation, Housing & Local Government for a hearing on February 20th. **C3 Supports. CAR is monitoring.**
- [HB 1175](#) - Local Governments Rights to Property for Affordable Housing. Concerning a local government right of first refusal or offer to purchase qualifying multifamily property for the purpose of providing long-term affordable housing or mixed-income development. Assigned House Transportation, Housing & Local Government Committee for a hearing Feb 20th. **C3 wants to amend.**

Broadband

- [SB 091](#) - Rights-of-Way Permits for Broadband Deployment - The bill creates an alternative method for entities that want to access rights-of-way for the deployment of broadband, whereby the department may issue a permit and impose a permit fee for access to rights-of-way for the deployment of broadband. Senate Transportation & Energy Committee. **C3 Supports.**

Legal Reform

- [SB-062](#) - Prohibit Attorney Fees on Personal Injury Interest. Senate Judiciary Committee hearing Feb 12th. **CO Chamber Supports. C3 Supports.**

Unemployment Rate

- Colorado’s unemployment rate for December 2023 was 3.4%.
- La Plata County’s rate for December 2023 was 2.8%.

Airport Update

- 2023 was officially the busiest on record for airline passenger traffic at Durango-La Plata County Airport, with 431,828 passengers corresponding to an 8.7% increase over the prior record set in 2021.
- Total airline traffic was also a significant 17.7% higher than passenger traffic in 2022.
- Record passenger traffic comes as construction on the first phase of the terminal development program at DRO moves towards completion in 2024.

LPC Land Use Code Update

- La Plata County is planning to update its Land Use Code (LUC) in 2024 to include a chapter on affordable housing. According to Director of Community Development, Lynn Hyde, it may take the help of a consultant to develop an affordable and workforce housing chapter for the LUC. It will cover topics such as building codes, fees, regulatory tools to incentivize infill, strategies for diversifying housing types and allowing more densities near services and a review of processes to ensure timelines of project review and approval.
- Hyde also said right now the code doesn't have a great avenue for businesses that want to expand. If a business increases greater than 10%, the business would have to go through a minor or major land use process, which could bring insurmountable problems that potentially cause a business to leave the county. Hyde said it starts to feel like we're penalizing businesses that want to grow or expand. She said she is looking for some middle ground that will help a business expand and not create a false ceiling for their expansion.

Durango Community Development Commission

- Durango City Council selected the following Community Development Commissioners:
 - Sarah Pritchard
 - David Eppich
 - Christopher Scott
 - Alma Evans
 - Carolyn Hunter
 - Weylin Ryan
 - Jenny Johnston
- The Community Development Commission (CDC) combines the City’s Planning Commission, Design Review Board, and Board of Adjustment into a singular commission. The first CDC meeting is February 26th.

Planning Projects

- Durango City Council approved the initial zoning, annexation and conceptual plan for Durango Crossings, a public private partnership for 149 units on Florida Road. The project will have a mix of condos, townhomes and apartments. 50% of them will be deed-restricted workforce housing and 50% of those restricted units will be for ownership.
- The Joint La Plata County/Durango Planning Commission recommended sketch plan approval of a 9,000 square foot retail store to be located on CR 233 (between Three Springs and Elmore’s Corner). No tenant has been identified.

Meetings attended January 25 - February 22

1/25 - 6 pm LPC Planning Commission	2/12 - 4:30 pm Durango URA meeting
1/31 - 8:30 am BOCC Discussion Time	2/13 - 10 am BOCC Meeting CANCELED
2/6 - 10 am BOCC Meeting	2/14 - 8:30 am BOCC Discussion Time CANCELED
2/6 - 2:15 pm Durango Council Study Session	2/15 - 6 pm Joint Planning Commission
2/6 - 5:30 pm Durango City Council Meeting	2/20 - 10 am BOCC Meeting
2/7 - 8:30 am BOCC Discussion Time	2/20 - 5:30 pm Durango City Council Meeting
2/8 - 2 pm RHA Board Meeting	2/21 - 8:30 am BOCC Discussion Time
	2/22 - 9:30 am LAC Meeting