

Construction Defects Bills – 2017 CO Legislature

<b>Bill</b>	<b>Title</b>	<b>Description</b>	<b>Position</b>	<b>Status</b>
HB-1169	<b>Construction Defect Litigation Builder's Right To Repair</b>	Concerning a construction professional's statutory right to repair under the 'Construction Defect Action Reform Act'.	Monitor	PI
SB-045	<b>Construction Defect Claim Allocation Of Defense Costs</b>	Concerning a requirement for equitable allocation of the costs of defending a construction defect claim.	Support	Referred to Appropriations
SB-155	<b>Statutory Definition Of Construction Defect</b>	The bill separately defines and clarifies the term construction defect in the Construction Defect Action Reform Act.	Monitor	Introduced in Senate
SB-156	<b>Homeowners' Association Construction Defect Lawsuit Approval Timelines</b>	The bill states that when the governing documents of a common interest community require mediation or arbitration of a construction defect claim and the requirement is later amended or removed, mediation or arbitration is still required for a construction defect claim.	Monitor	Passed 3 <sup>rd</sup> reading in the Senate – no amendments
SB-157	Construction Defect Actions Notice Vote Approval	The bill requires that, before the executive board of a unit owners' association (HOA) in a common interest community brings suit against a developer or builder on behalf of unit owners, the		Introduced 2/17

		board must: Notify all unit owners; obtain the approval of a majority of the unit owners (some exceptions); and The bill also limits the amount and type of contact that a developer or builder that is potentially subject to a lawsuit may have with individual unit owners while the HOA is seeking their approval for the lawsuit.		
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