



Building Owners & Managers Association 2024 Colorado General Assembly

Overview:

The 2024 Colorado Legislative Session concluded May 8th after 120 days. This was the sixth session of Democratic control majorities in both chambers as well as the Governor's office. Democrats continue to hold a super majority in the House controlling 46 seats to 19 and majority in the Senate 23-12. Democrats largely delivered on Governor Polis' priorities outlined in his State of the State speech on January 11, 2024. Among these priorities, some of the biggest changes came in housing, transportation, environment, and business.

This session saw a change in House Minority leadership, after then-Minority Leader Mike Lynch resigned following the revelation of his DUI arrest the previous year. Rep. Rose Pugliese was elected Minority Leader, and Rep. Ty Winter Assistant Minority Leader. On the House Democrat side, the leadership remained the same with Speaker McCluskie and Majority Leader Duran. In the Senate, President Fenberg and Majority Leader Rodriguez along with Minority Leader Lundeen continued to lead their caucuses. There were a few new legislators due to resignations that were then filled by vacancy committees. In fact, over one fourth of the Colorado General Assembly's 100 legislators' seats have been filled via vacancy committee by small groups of party loyalists.

Key Issues at the State Legislature:

Overall, more than 700 bills were introduced during the session. Notably, on the final days of the session, several bills died on the calendar. SB24-233 – Property Tax Relief legislation was introduced and passed within the last 72 hours of the session, which supporters expect to cut \$3.7 billion in property tax relief to both residential and commercial properties over the next three years. There was a fair amount of bipartisan support– the bill passed by a 33-2 vote in the

Senate and 57-6 vote in the House. Proponents of Property Tax related ballot issues are still anticipated to pursue ballot measures for the November ballot.

Affordable housing continues to be a top priority for the state and there were several bills, many of which were components of the failed HB23-213 from the 2023 session. An attempt to address construction defect reform was introduced and passed the Senate, but was defeated in the House. Proponents vow to attempt this effort again in 2025. Other housing and rent-related bills that failed last session, including a bill to grant the right of first refusal to a local government during a sale of property that could be used as affordable housing, were re-introduced and ultimately successful.

Several old policy battles were resurrected this session, including oil and gas development and liquor laws. Several bills targeting oil and gas development and others targeted directly against Commerce City's Suncor refinery were introduced. Many failed as the result of compromise legislation that passed instead.

Overall, the Legislative Session had some key successes for the overall business community given the broad Democratic majorities. Some were killed on committee votes, especially Senate Finance and Judiciary, others died on the calendar, and a few were vetoed by Governor Jared Polis, whose administration continues to serve as a slightly moderating influence.

Bills of Interest to BOMA:

[*Click here for the 2024 BOMA Bill Tracking*](#)

VETO'ed HB24-1008 - Wage Claims Construction Industry Contractors

Sponsors: M. Duran (D). | M. Froelich (D) | J. Danielson (D) | C. Kolker (D)

As passed this bill would have shifted wage liability to owners and general contractors for negligent sub & sub-sub contractors. BOMA opposed this legislation along with a coalition of other industry stakeholders. In the Governor's veto message, Governor Polis directed sponsors and proponents to work with stakeholders on this issue for the 2025 legislative session.

FAILED HB24-1014 - Deceptive Trade Practice Significant Impact Standard

Sponsors: M. Weissman (D) | J. Mabrey (D) | J. Gonzales (D)

This bill would have established evidence that a person has engaged in an unfair or deceptive trade practice constitutes a significant impact to the public. BOMA opposed this legislation.

FAILED HB24-1028 - Overdose Prevention Centers

Sponsors: E. Epps (D) | K. Priola (D)

This legislation would have authorized local governments to allow the operations of overdose prevention centers within their jurisdictions. BOMA was opposed to this legislation. This legislation passed the House and was defeated in the Senate. We anticipate this or similar legislation to be introduced again in the 2025 legislative session.

PASSED / Signed [HB24-1051](#) – Towing Carrier Regulation

Sponsors: A. Boesenecker (D) | T. Mauro (D) | J. Gonzales (D) | K. Priola (D)

This legislation outlines new regulations for towing carries. Bill was amended to exempt commercial properties. Towing carriers are prohibited from patrolling or monitoring property to enforce parking restrictions.

PASSED / Signed [HB24-1334](#) - Broadband Services for Multi-unit Buildings

Sponsors: A. Boesenecker (D) | C. Hansen (D)

This legislation allows broadband providers to install necessary broadband infrastructure into multi-unit buildings and outlines legal obligations. BOMA along with other stakeholders worked with sponsors to exempt commercial properties in the Senate so this legislation will not apply to BOMA commercial office buildings. The sponsors' main concerns that they were working to address with this legislation was getting broadband access to mobile home parks.

PASSED / Signed [SB24-233](#) - Property Tax

Sponsors: C. Hansen (D) | B. Kirkmeyer (R) | C. deGruy Kenedy (D) | L. Frizell (R)

This legislation was introduced and passed in the final three days of the legislative session, attempting to strike a deal on property tax to keep competing property tax ballot measures off the November ballot. SB233 provides both residential and commercial property tax relief. Proponents of ballot measures 50 and 108 have indicated that SB233 does not go far enough and that they will still proceed with their ballot measures in the fall.

Interim Committees:

The Legislature has several year-round committees as well as specific interim committees that meet May-December. These committees are generally required to complete their work by October 15th. All committees are joint committees consisting of House and Senate members. A list of planned interim committees are outlined below and more details about meeting dates and members available on the [Colorado General Assembly website](#).

Interim Committees:

- American Indian Affairs Study Committee
- Artificial Intelligence Impact Task Force
- Cell Phone Connectivity Interim Study Committee
- Colorado Youth Advisory Council Committee
- Language Access Advisory Board
- Legislative Oversight Committee Concerning Colorado Jail Standards
- Legislative Oversight Committee Concerning Tax Policy & Tax Force
- Override Mill Levy Match Working Group
- Pension Review Committee
- Pension Review Subcommittee
- Sales and Use Tax Simplification Task Force

- Statewide Health Care Review Committee
- Transportation Legislation Review Committee
- Treatment of Persons with Behavioral Health Disorders in the Criminal and Juvenile Justice Systems
- Wildfire Matters Review Committee

Year-Round Committees:

- Capital Development Committee
- Capitol Building Advisory Committee
- Colorado Commission on Uniform State Laws
- Colorado Health Insurance Exchange Oversight Committee
- Commission on Property Tax
- Committee on Legal Services
- Executive Committee of the Legislative Council
- Joint Budget Committee
- Joint Technology Committee
- Legislative Audit Committee
- Legislative Council
- Legislative Emergency Preparedness, Response, and Recovery
- Statutory Revision Committee
- Water Resources and Agriculture Review Committee

Media: End of Session Coverage

Colorado Politics: [3 Takeaways from Colorado's 2024 legislative session](#)

Colorado Sun: [101 bills debated by the Colorado legislature in 2024 that you need to know about](#)

Colorado Politics: [2024 session soiled by social media spats, Capitol incivility](#)

Colorado Newline: [How Colorado's 2024 legislative session will impact the environment](#)

The Sum & Substance: [Grand deal or "Faustian bargain?"](#)

CO Politics: [The List: 28 lawmakers, 29 legislative seats filled via vacancy committees |](#)