

First Regular Session  
Seventy-second General Assembly  
STATE OF COLORADO

REVISED

*This Version Includes All Amendments Adopted  
on Second Reading in the Second House*

LLS NO. 19-0753.01 Nicole Myers x4326

**HOUSE BILL 19-1100**

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101

**CONCERNING PROHIBITING A SCHOOL DISTRICT BOARD OF EDUCATION**

102

**FROM INCLUDING A USE RESTRICTION ON CERTAIN**

103

**TRANSACTIONS INVOLVING THE SCHOOL DISTRICT'S PROPERTY**

104

**THAT WOULD RESTRICT THE PROPERTY FROM BEING USED AS A**

105

**SCHOOL FOR ANY GRADE FROM PRESCHOOL THROUGH THE**

106

**TWELFTH GRADE.**

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SENATE  
2nd Reading Unamended  
February 26, 2019

HOUSE  
3rd Reading Unamended  
February 6, 2019

HOUSE  
Amended 2nd Reading  
February 4, 2019

**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://leg.colorado.gov>.)*

A board of education of a school district (board of education) is

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters or bold & italic numbers indicate new material to be added to existing statute.*  
*Dashes through the words indicate deletions from existing statute.*

currently authorized to sell and convey district property for any purpose authorized by law, upon the terms and conditions approved by the board of education. A board of education is also authorized to rent or lease district property for a specified term.

The bill prohibits a board of education from including a use restriction on the sale, conveyance, lease, or rental of any district property that restricts the property from being used as a public or nonpublic school for any grade from preschool through the 12th grade.

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

2           **SECTION 1. Legislative declaration.** (1) The general assembly  
3 hereby finds and declares that:

4           (a) School districts have a duty and responsibility to students,  
5 parents, and taxpayers to manage district-owned property in a way that is  
6 financially sound and in the best interests of citizens;

7           (b) Deed restrictions and other restraints on the alienation of  
8 property often lower the value of buildings and real property, particularly  
9 when those restrictions relate to the property's original or current use;

10           (c) School districts in Colorado have inserted deed restrictions  
11 when selling school property and school buildings that prevent those  
12 properties from being used as a school; and

13           (d) By inserting these deed restrictions, school districts are  
14 lowering the value of taxpayer-owned property and decreasing the  
15 amount of money available to pay teachers, offer education programming,  
16 and maintain other district-owned facilities. These deed restrictions also  
17 limit the accessibility of neighborhood schools.

18           (2) The general assembly further finds and declares that it is in the  
19 interest of the state to prevent school districts from inserting deed  
20 restrictions when selling school property that prevent that school property  
21 from being used as a school.

1                   **SECTION 2.** In Colorado Revised Statutes, 22-32-110, **amend**  
2                   (1)(e) and (1)(f) as follows:

3                   **22-32-110. Board of education - specific powers.** (1) In addition  
4                   to any other power granted to a board of education of a school district by  
5                   law, each board of education of a school district shall have the following  
6                   specific powers, to be exercised in its judgment:

7                   (e) To sell and convey district property which may not be needed  
8                   within the foreseeable future for any purpose authorized by law, upon  
9                   such terms and conditions as it may approve; and to lease any such  
10                   property, pending sale thereof, under an agreement of lease, with or  
11                   without an option to purchase the same. No finding that the property may  
12                   not be needed within the foreseeable future shall be necessary if the  
13                   property is sold and conveyed to a state agency or political subdivision of  
14                   this state or if the board anticipates that the district will become the tenant  
15                   of the property under a lease, with or without an option to purchase. A  
16                   BOARD OF EDUCATION OF A SCHOOL DISTRICT **MAY ONLY INCLUDE, BY**  
17                   TITLE, COVENANT, DEED, OR OTHERWISE, A USE RESTRICTION ON THE SALE,  
18                   CONVEYANCE, OR LEASE OF ANY DISTRICT PROPERTY PURSUANT TO THIS  
19                   SUBSECTION (1)(e) THAT RESTRICTS THE PROPERTY FROM BEING USED AS  
20                   A PUBLIC OR NONPUBLIC SCHOOL FOR ANY GRADE FROM PRESCHOOL  
21                   THROUGH THE TWELFTH GRADE, AFTER PROVIDING PUBLIC NOTICE OF ITS  
22                   INTENT TO INCLUDE SUCH USE RESTRICTION AND AFTER DISCUSSING THE  
23                   ISSUE IN PUBLIC AT A REGULARLY SCHEDULED MEETING OF THE BOARD OF  
24                   EDUCATION.

25                   (f) To rent or lease district property not needed for its purposes for  
26                   terms not exceeding ten years, or in the case of unimproved real property  
27                   leased to a lessee that is a charter school as defined in section

1 22-30.5-403 (3), for a term not exceeding thirty years, or in the case of a  
2 charter school using debt financing, for a term not exceeding the term of  
3 the debt financing, subject to all land use and building and zoning plans,  
4 codes, resolutions, and regulations, and to permit the use of district  
5 property by community organizations upon such terms and conditions as  
6 it may approve. No finding that the property is not needed for the district's  
7 purposes shall be necessary if the board anticipates that the district will  
8 become the subtenant of the property under a sublease, and under such  
9 circumstances the term of the lease may exceed ten years but may not  
10 exceed fifty years. A BOARD OF EDUCATION OF A SCHOOL DISTRICT ~~MAY~~  
11 ~~ONLY INCLUDE, IN A LEASE OR OTHERWISE, A USE RESTRICTION ON THE~~  
12 ~~RENTAL OR LEASE OF ANY DISTRICT PROPERTY PURSUANT TO THIS~~  
13 ~~SUBSECTION (1)(f) THAT RESTRICTS THE PROPERTY FROM BEING USED AS~~  
14 ~~A PUBLIC OR NONPUBLIC SCHOOL FOR ANY GRADE FROM PRESCHOOL~~  
15 ~~THROUGH THE TWELFTH GRADE, AFTER PROVIDING PUBLIC NOTICE OF ITS~~  
16 ~~INTENT TO INCLUDE SUCH USE RESTRICTION AND AFTER DISCUSSING THE~~  
17 ~~ISSUE IN PUBLIC AT A REGULARLY SCHEDULED MEETING OF THE BOARD OF~~  
18 ~~EDUCATION.~~

19 **SECTION 3. Act subject to petition - effective date -**  
20 **applicability.** (1) This act takes effect at 12:01 a.m. on the day following  
21 the expiration of the ninety-day period after final adjournment of the  
22 general assembly (August 2, 2019, if adjournment sine die is on May 3,  
23 2019); except that, if a referendum petition is filed pursuant to section 1  
24 (3) of article V of the state constitution against this act or an item, section,  
25 or part of this act within such period, then the act, item, section, or part  
26 will not take effect unless approved by the people at the general election  
27 to be held in November 2020 and, in such case, will take effect on the

1 date of the official declaration of the vote thereon by the governor.

2 (2) This act applies to the sale, conveyance, or lease of school  
3 district property on or after the applicable effective date of this act.