

**First Regular Session  
Seventy-fifth General Assembly  
STATE OF COLORADO**

**ENGROSSED**

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

LLS NO. 25-0409.01 Brita Darling x2241

**SENATE BILL 25-184**

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**SENATE SPONSORSHIP**

**Cutter and Weissman,**

**HOUSE SPONSORSHIP**

**Ricks,**

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**Senate Committees**

Local Government & Housing  
Appropriations

**House Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING THE CONTINUATION OF THE HOA INFORMATION AND**  
102              **RESOURCE CENTER, AND, IN CONNECTION THEREWITH,**  
103              **IMPLEMENTING THE RECOMMENDATIONS CONTAINED IN THE**  
104              **2024 SUNSET REPORT BY THE DEPARTMENT OF REGULATORY**  
105              **AGENCIES.**

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**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/>.)*

**Sunset Process - Senate Local Government and Housing Committee.** The bill implements the recommendations of the department

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

SENATE  
2nd Reading Unamended  
March 28, 2025

of regulatory agencies (department) in its sunset review and report on the HOA information and resource center (center). The center is scheduled to repeal on September 1, 2025.

The bill:

- Continues the center until September 1, 2038;
- Clarifies that the director of the division of real estate in the department is the appointing authority for the HOA information officer who is the head of the center; and
- Makes a technical change to refer to the HOA information officer by title, rather than by "he or she", to reflect gender-neutral language in statute.

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

2 **SECTION 1.** In Colorado Revised Statutes, 24-34-104, **repeal**  
3 (26)(a)(IX); and **add** (39) as follows:

4 **24-34-104. General assembly review of regulatory agencies**  
5 **and functions for repeal, continuation, or reestablishment - legislative**  
6 **declaration - repeal.** (26) (a) The following agencies, functions, or both,  
7 are scheduled for repeal on September 1, 2025:

8 (IX) ~~The HOA information and resource center created in section~~  
9 ~~12-10-801;~~

10 (39) (a) THE FOLLOWING AGENCIES, FUNCTIONS, OR BOTH, ARE  
11 SCHEDULED FOR REPEAL ON SEPTEMBER 1, 2038:

12 (I) THE HOA INFORMATION AND RESOURCE CENTER CREATED IN  
13 SECTION 12-10-801.

14 (b) THIS SUBSECTION (39) IS REPEALED, EFFECTIVE SEPTEMBER 1,  
15 2040.

16 **SECTION 2.** In Colorado Revised Statutes, 12-10-801, **amend**  
17 (1), (2), (3)(b)(I), and (6) as follows:

18 **12-10-801. HOA information and resource center - creation -**  
19 **duties - rules - subject to review - repeal.** (1) There is hereby created,

1 within the division, the HOA information and resource center, the head  
2 of which ~~shall be~~ IS the HOA information officer. The HOA information  
3 officer shall be appointed by the ~~executive director pursuant to section 13~~  
4 ~~of article XII of the state constitution~~ DIRECTOR.

5 (2) The HOA information officer shall be familiar with the  
6 "Colorado Common Interest Ownership Act", article 33.3 of title 38, also  
7 referred to in this section as the "act". ~~No~~ THE DIRECTOR SHALL NOT  
8 APPOINT AS THE HOA INFORMATION OFFICER A person who is or, within  
9 the immediately preceding ten years, has been licensed by or registered  
10 with the division or who owns stocks, bonds, or any pecuniary interest in  
11 a corporation subject in whole or in part to regulation by the division.  
12 ~~shall be appointed as HOA information officer.~~ In addition, in conducting  
13 the search for an appointee, the ~~executive director~~ DIRECTOR shall place  
14 a high premium on candidates who are balanced, independent, unbiased,  
15 and without any current financial ties to an HOA board or board member  
16 or to ~~any~~ A person or entity that provides HOA management services.  
17 After being appointed, the HOA information officer shall refrain from  
18 engaging in ~~any~~ conduct or ~~relationship~~ RELATIONSHIPS that would create  
19 a conflict of interest or the appearance of a conflict of interest.

20 (3) (b) The HOA information officer may:

21 (I) Employ one or more assistants as may be necessary to carry out  
22 ~~his or her~~ THE HOA INFORMATION OFFICER'S duties; and

23 (6) This section is repealed, effective ~~September 1, 2025~~  
24 SEPTEMBER 1, 2038. Before the repeal, the HOA information and resource  
25 center and the HOA information officer's powers and duties under this  
26 section are scheduled for review in accordance with section 24-34-104.

27 **SECTION 3. Safety clause.** The general assembly finds,

1 determines, and declares that this act is necessary for the immediate  
2 preservation of the public peace, health, or safety or for appropriations for  
3 the support and maintenance of the departments of the state and state  
4 institutions.