



**Glenwood Springs Realtor Association
Governmental Affairs Update
April 15, 2025**

Construction Defects Legislation Heard in the Senate April 15. HB-1272 has cleared the House and its first Senate Committee. It is being heard on the Senate floor April 15. The Colorado Association of Realtors supports this bill and is leading the effort for its passage. H.B. 25-1272 would create a new, voluntary framework under C.R.S. § 13-20-803.3: the Multifamily Construction Incentive Program. Projects built under this program would be governed by a separate set of litigation rules, designed to reduce construction defect claims, and encourage builder participation in the entry-level housing market. The Colorado Association of Homebuilders is hoping to get additional amendments on the bill as there are concerns that the bill in its current form will not do enough to convince homebuilders to risk entering the market or drive down insurance costs.

BUILD Authority. SB-082, proposed by the State Treasurer, establishes an authority to raise capitol for infrastructure including sewer, water, utilities and broadband which is very positive. However, affordable housing infrastructure is also included in the proposed authority's purview and the Colorado Housing and Financing Authority has concerns. CHFA fears that if affordable housing is under the new authority there will be competition between this new authority, known as BUILD and CHFA for resources to assist homebuyers. CHFA has asked for technical amendments to the bill to avoid duplication and ask that BUILD not look to overly prescribed Private Activity Bond (PAB) cap as a resource for any of its activities. Both amendments have so far been rejected. CHFA, Club 20 and other organizations concerned with affordable housing financing are asking for additional support to see SB 82 amended. To view the bill go to: [Treasurer's Office | Colorado General Assembly](#)

Governmental Affairs Committee Meeting April 15th. Here is what you missed if you did not attend the Governmental Affairs Committee Meeting on April 15th.

- Guest Congressman Hurd's District Deputy Director Riley Scott provided an update on Congressman Hurd's committee appointments and bills he has introduced. To receive the Congressman's newsletter and keep up on his activities go to: [Congressman Jeff Hurd | Representing Colorado's 3rd District](#) .
- Updates were also provided on the local childcare ballot measure, nuclear energy being defined as clean energy, CHFA concerns with the proposed BUILD Authority, SB082, and Glenwood Housing Commission activities
- Announcement of a Housing Summit sponsored by GSRA on June 26th, 2025

The next meeting of the Governmental Affairs Committee will be **May 20th, 11:00 AM** with speaker and location to be determined. All are invited to participate.

If you have questions about any pieces of legislation at the state level or would like to have more information about actions by local government entities please reach out to Shandice Churchill, Governmental Affairs Committee Chairman (shandice@shandicechurchill.com) or Diane Schwenke, Governmental Affairs Director (dschwenke2009@gmail.com)