

SENATE FLOOR AMENDMENT

Second Reading

BY SENATORS Winter F. and Kirkmeyer

1 Amend printed bill, page 3, after line 9 insert:

2 "(j) Clear disclosure through stand-alone radon notifications
3 during real estate transactions has been shown to greatly increase
4 voluntary testing and improve public health outcomes;"

5 Reletter succeeding paragraphs accordingly.

6 Page 4, line 1, before "**definition.**" insert "**rules -**".

7 Page 4, strike lines 5 through 10 and substitute:

8 "(2) (a) EACH CONTRACT OF SALE FOR RESIDENTIAL REAL
9 PROPERTY MUST CONTAIN THE FOLLOWING DISCLOSURE IN BOLD-FACED
10 TYPE THAT IS CLEARLY LEGIBLE IN SUBSTANTIALLY THE SAME FORM AS IS
11 SPECIFIED AS FOLLOWS:"

12 Page 5, after line 3, insert:

13 "(b) EACH CONTRACT OF SALE FOR RESIDENTIAL REAL PROPERTY
14 OR SELLER'S PROPERTY DISCLOSURE FOR RESIDENTIAL REAL PROPERTY
15 MUST CONTAIN THE FOLLOWING DISCLOSURES:"

16 Page 5, line 4, strike "(II)" and substitute "(I)".

17 Page 5, lines 13 and 14, strike "ANY RADON MITIGATION SYSTEM,
18 INCLUDING A SYSTEM DESCRIPTION AND DOCUMENTATION, IF" and
19 substitute "WHETHER".

20 Page 5, line 17, strike "(III) A COPY OF" and substitute "(II) AN
21 ELECTRONIC OR PAPER COPY OF".

22 Page 5, strike lines 21 through 27 and substitute:

23 "(c) THE REAL ESTATE COMMISSION SHALL PROMULGATE RULES
24 REQUIRING:

25 (I) EACH CONTRACT THAT IS FOR THE PURCHASE AND SALE OF
26 RESIDENTIAL REAL PROPERTY AND THAT IS SUBJECT TO THE REAL ESTATE
27 COMMISSION'S JURISDICTION TO INCLUDE THE STATEMENT DESCRIBED IN
28 SUBSECTION (2)(a) OF THIS SECTION IN BOLD-FACED TYPE THAT IS
29 CLEARLY LEGIBLE IN SUBSTANTIALLY THE SAME FORM AS DESCRIBED IN

1 SUBSECTION (2)(a) OF THIS SECTION; AND
2 (II) EACH CONTRACT FOR SALE OR SELLER'S PROPERTY DISCLOSURE
3 FOR RESIDENTIAL REAL PROPERTY TO INCLUDE THE DISCLOSURES
4 DESCRIBED IN SUBSECTION (2)(b) OF THIS SECTION, INCLUDING RULES
5 THAT SPECIFY THE FORMAT AND MANNER FOR DELIVERY OF THE
6 BROCHURE."

7 Renumber succeeding subsection accordingly.

8 Page 6, line 1, strike "SECTION, "RESIDENTIAL" and substitute "SECTION:
9 (a) "REAL ESTATE COMMISSION" MEANS THE REAL ESTATE
10 COMMISSION CREATED IN SECTION 12-10-206.
11 (b) "RESIDENTIAL".

12 Page 6, line 3, strike "(a)" and substitute "(I)".

13 Page 6, line 5, strike "(b)" and substitute "(II)".

14 Page 9, strike lines 9 through 20 and substitute:

15 "SECTION 4. In Colorado Revised Statutes, **add** 12-10-220.5 as
16 follows:
17 **12-10-220.5. Radon disclosure - rules.** THE COMMISSION SHALL
18 PROMULGATE RULES TO IMPLEMENT SECTION 38-35.7-111 (2)(c)(II).".

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