

HB1230\_L.001

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Judiciary.

HB24-1230 be amended as follows:

1 Amend printed bill, page 6, after line 6, insert:

2 "SECTION 6. In Colorado Revised Statutes, **add** 38-35.7-113 as  
3 follows:

4 **38-35.7-113. Disclosure - residential property - unenforceable**  
5 **provisions.** (1) ON AND AFTER JANUARY 1, 2025, AN OWNER OF  
6 RESIDENTIAL REAL ESTATE SHALL PROVIDE THE DISCLOSURE REQUIRED IN  
7 SUBSECTION (2) OF THIS SECTION IN A CONTRACT FOR THE SALE OF THE  
8 RESIDENTIAL REAL ESTATE.

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

12 **ADDITIONAL PROTECTIONS AND ADDITIONAL TIME TO**  
13 **ASSERT CLAIMS MAY BE AVAILABLE TO HOMEOWNERS**  
14 **UNDER SECTION 13-80-104, COLORADO REVISED**  
15 **STATUTES, AND COLORADO'S "CONSTRUCTION DEFECT**  
16 **ACTION REFORM ACT", PART 8 OF ARTICLE 20 OF TITLE**  
17 **13, COLORADO REVISED STATUTES."**

18 Renumber succeeding section accordingly.

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