

## **Construction Defects Legislator Briefing- 2/8/24 - 8-9 am Meeting Minutes**

- **Sen Zenzinger** - welcome and motivation to run legislation
- **Sen Coleman** - why he joined as a co-prime
- **Kathie Barstnar, NAIOP Colorado** - welcome and quick housekeeping
- **Rep Bird** - values overview and history of the causes for this legislation
- **Peter LiFari, CEO Maiker Housing Partners** - setting the stage for understanding the scope of the issue in Colorado (begin slideshow)
- **Karen Kallenberg, Habitat for Humanity of Colorado** - discussion of challenges building affordable housing, especially condominiums
- **Ted Leighty, CO Homebuilders Assoc** - Overview of each section of the bill (continue slideshow)
- **Kelly Campbell, American Property Casualty Insurance Association** - potential impacts on insurance market if bill passes
- **Heidi Williams, Metro Mayors Caucus** - City density and affordability issues
- **John Hall, Greeley Director of Economic Development & Urban Revitalization** - underscore impacts of the "missing middle" including rural considerations
- **Q&A** - moderated by Kathie Barstnar
  - **Rep Lieder:** question about homeowner control of repair
  - **Rep Bacon:** requested comparison of how homeowners can pursue claims now vs if bill passes; asked for definition of bodily harm/imminent threat
  - **Rep Clifford's aide:** (in chat) "You said Negligence Per Se takes out "technical code issues." What are the most common of these issues? Any big downsides to this?"
  - **Rep Lieder:** if repairs are not adequate, what happens? Timeframe for adequacy of repairs?
  - **Rep Willford:** HOA approval threshold and/or notification; developer-provided incentive to homeowner sufficiency
  - **Mary Kay Hogan:** clarification on imminent harm manifestation vs discovery
- **Sponsors** - wrap-up comments/thank you