

Colorado Legislative Session

CAR = Colorado Association of REALTORS® **CO Chamber** = Colorado Chamber of Commerce

Energy and Environment

- [HB25-1014](#) - Increasing Efficiency, Division of Water Resources
- [HB25-1096](#) - Automated Permits for Clean Energy Technology - House finance.
- [HB25-1165](#) - Geologic Storage Enterprise & Geothermal Resources **CO Chamber Amend, O&G Industry**

Oppose

- [HB25-1177](#) - Utility Economic Development Rate Tariff Adjustments **CO Chamber Support**
- [HB25-1241](#) - Public Accessibility of Emissions Records **CO Chamber Oppose**
- [HB25-1277](#) - Increasing Transparency Impact of Fuel Products **CO Chamber Amend**
- [SB25-055](#) - Youth Involvement in Environmental Justice - House appropriations.
- [SB25-037](#) - Coal Transition Grants - Senate appropriations.
- [SB25-054](#) - Mining Reclamation & Interstate Compact - Senate appropriations.

Health Care

- [HB25-1174](#) - Reimbursement Requirements for Health Insurers **CO Chamber Oppose**
- [HB25-1297](#) - Health Insurance Affordability Enterprise Update **CO Chamber Oppose**
- [SB25-045](#) - Study Single-Payer Healthcare **CO Chamber Oppose**
- [SB25-048](#) - Diabetes Prevention & Obesity Treatment Act **CO Chamber Oppose**

Housing and Building

- [HB25-1004](#) - No Pricing Coordination Between Landlords **CAR Oppose**
 - [HB25-1043](#) - Owner Equity Protection in Homeowners' Association Foreclosure Sales **CAR Amend**
 - [HB25-1169](#) - Housing Developments on Faith and Educational Land **CAR Amend**
 - [HB25-1182](#) - Risk Model Use in Property Insurance Policies **CAR Support**
 - [HB25-1269](#) - Building Decarbonization Measures - **CAR Amend, CO Chamber Amend, O&G Industry**
- #### Oppose
- [HB25-1272](#) - Construction Defects & Middle Market Housing **CAR Support**
 - [SB25-020](#) - Concerning the enforcement of existing landlord-tenant law. **CAR Amend**

Labor and Employment

- [HB25-1208](#) - Local Governments Tip Offsets for Tipped Employees **CO Chamber Support**
- [HB25-1264](#) - Prohibit Surveillance Data to Set Prices and Wages **CO Chamber Oppose**
- [SB25-005](#) - Worker Protection Collective Bargaining **CO Chamber Oppose**

Land Use

- [HB25-015](#) - Wildfire Information & Resource Center Website **CAR Support**

Regulatory

- [HB25-1010](#) - Prohibiting Price Gouging in Sales of Necessities **CO Chamber Oppose**
- [HB25-1090](#) - Protections Against Deceptive Pricing Practices **CAR Monitor, CO Chamber Oppose**
- [SB25-033](#) - Prohibit New Liquor-Licensed Drug Stores **CO Chamber Oppose**

Tax

- [HB25-1021](#) - Tax Incentives for Employee-owned Business **CO Chamber Support**

Failed

- [SB25-022](#) - Applying Artificial Intelligence to Fight Wildfire

Passed

- [HB25-1040](#) - Adding Nuclear Energy as a Clean Energy Resource **O&G Industry Support**
- [HB25-1030](#) - Accessibility Standards in Building Codes **Governor signed.**
- [HB25-1002](#) - Medical Necessity Determination Insurance Coverage **Sent to Governor.**
- [HB25-1019](#) - Third-Party Administration of Division of Housing Programs **Governor signed.**
- [HB25-1053](#) - Landowner immunity for Emergency Access to Property. **Sent to Governor.**

- [HB25-1093](#) - Limitations on Local Anti-Growth Land Use Policies. **Sent to Governor.**
- [SB25-046](#) - Local Gov't Tax Audit Confidentiality Standards. **Sent to Governor.**

Southwest Colorado Livable Wage Report

- Region 9 Economic Development District released its [Livable Wage Report](#) in February. The report found that livable wage varies by geographic location. In Region 9, Montezuma County is the least expensive (\$91,519 annually), and Archuleta County is the most expensive place to live (\$105,919 annually) for a family of four.
- Using housing costs specific to each community the report found that Pagosa Springs is the most expensive community in the region for a family of four (\$25.08 per hour for each working adult) due to the high cost of housing. Cortez (\$18.93) and Town of Dolores (\$18.74) are the least expensive communities for a family of four.
- Most employment sectors do not provide enough income to meet the basic needs of a family of four, especially if there is only one breadwinner in the household. Closing the wage gap between current wages and self-sufficiency wages require both reducing costs and raising incomes.

New URA Likely in Durango

- A new urban renewal area is getting closer to fruition at Durango Crossings. Durango Renewal Partnership is moving towards a URA at Florida Road and CR 250, where the proposed Durango Crossings project is forecasted to have more than 150 residential units. It's envisioned to have at least 80% priced at or below 120% AMI, and host 14,000 SF of retail space. According to the Impact Report released this month, the new URA would generate about \$200,000 in annual Tax Increment Financing. Next steps are to finalize the annexation agreement and send final plans to the Durango Community Development Commission for approval. If all goes favorably, plan adoption by City Council could be in August. They hope to break ground on Durango Crossings this year, with phased construction through 2028.

Wildfire Resiliency Code

- SB 23-166 created the Wildfire Resiliency Code Board and their job is to create a code to set standards for the wildland-urban interface in Colorado. A committee of County staff and volunteers has been working together to follow and provide feedback on the work. March 12th, they presented to the Board of County Commissioners their draft feedback for the draft code. The comments include a request to locally verify the map data, provide a communication plan and training materials, and to provide funding to help implement the code because at present it is an unfunded mandate. The Board of County Commissioners approved the response letter on March 25th. It's anticipated the WRCB will adopt the code by July 1st. Local agencies will have 3 months to adopt an updated code and then another 3 months to implement it.

Wildfire Outlook

- Durango Fire Chief told Durango City Councilors in a study session in March that the outlook for the wildfire season is not very good. He said drought is increasing and likely to worsen. By June, Black said, he expects above average fire conditions. Statistically, the Durango area is set up for an active fire season similar to what was seen in 2002, when the Missionary Ridge Fire happened and 2018, when the 416 Fire occurred.

LPEA Update

- Proposed rate changes average a 7.7% increase, on which the Board of Directors will vote on March 26th.
- La Plata Electric Association has announced the qualified candidates for its 2025 Board of Directors election. LPEA has four geographic districts, and members will vote for one representative from each. Here's who's running:
 - In District 1 – Archuleta County: Dusty Mars and Holly Metzler
 - District 2 – South and West La Plata County: Greg Barber, Brad Blake, and Terry Greiner

Legislative Action Coalition Report for March 27, 2025

- District 3 – City of Durango: David Peters and Joe Lewandowski
- District 4 – North and East La Plata County: Lyle McKnight and John Witchel
- This year, members will have more ways to vote. [Online voting through SmartHub](#) begins April 21st at 8 a.m. Just log into your SmartHub account and look for the "Vote Now" button. If you prefer paper, ballots will be mailed out in mid-April, and you can return them by mail or drop them off at LPEA offices in Durango or Pagosa Springs. You can also vote in person at the Annual Meeting on May 21st, happening from 12:30 to 1:30 p.m. at the Truck Barn at LPEA's Durango office. Online ballots must be submitted by noon on May 20th, and paper ballots are due by 4 p.m. that day. For details on voting, candidates, and the Annual Meeting, head to lpea.coop.

Planning Projects

- On 3/24, the Durango Community Development Commission approved a conditional use permit allowing River's Edge Wellness Center to use their rooftop as a bar for wellness center members and patrons.
- On 3/24, the Durango Community Development Commission approved the Major Site Plan for Durango Motor Company to construct a new car dealership and service center on Carbon Junction Drive. The proposed project includes demolition of the existing RV sales facilities, site improvements, and the construction of a new 22,986 square foot facility.
- On 3/24, the Durango Community Development Commission approved the Annexation, Initial Zoning and Lot consolidation of the 32nd Street Collective LLC. The applicants propose a mixed residential development which includes 8 townhomes and 4 condominiums. One will be permanently deed restricted for workforce housing.
- On 3/13, the La Plata County Planning Commission approved the sketch plan for the Home of the Brave Museum and Mini Cabins. This is a proposal to build a 72'x52' pole barn type structure for a historical/educational World War II museum, which will host events and have a bar. They also propose 8 to 10 mini cabins or a bunkhouse for short term rentals. This is located at Haviland Land in the North County Planning District.

Meetings attended February 27- March 27

2/27 - 5pm LAC Meeting	3/12 - 5 pm Hickenlooper Virtual Town Hall
3/4 - 10 am BOCC Meeting	3/13 - 3pm Energy Council Board Meeting
3/4 - 2:45 pm Durango Council Study Session	3/13 - 6 pm LPC Planning Commission
3/4 - 5:30 pm Durango City Council Meeting	3/14 - 8:30 am BID Meeting
3/5 8 am Forums for Progress	3/19 - 8:30 am BOCC Discussion Time
3/5 - 8:30 am BOCC Discussion Time	3/21 - 1 pm CAR Project Wildfire
3/10 - 4:30 pm Durango URA Meeting	3/24 - 5 pm Durango Comm Dev Commission
3/11 - 10 am BOCC Meeting	3/25 - 10 am BOCC Meeting
3/11 - 5:30 pm Durango City Council Meeting	3/26 - 8:30 am BOCC Discussion Time
3/12 - 8:30 am BOCC Discussion Time	3/27 - 4:30 pm LAC Meeting