



COLORADO
Department of
Regulatory Agencies
Division of Real Estate

HOA Forum: Metro/Special Districts And How They Interact With Your Communities

*Thank you for joining the
presentation. We will begin
shortly.*

HOA Information & Resource Center



Presented By:

Nick Altmann, HOA Information Officer

Amanda Lopez, HOA Information Support Specialist

David L. Donnelly, Manager of Education, Communication & Policy Program

1560 Broadway, Ste. 925, Denver, Colorado 80202



What is the HOA Information & Resource Center?

We:

Provide information to homeowners regarding their basic rights and responsibilities under the Colorado Common Interest Ownership Act (“CCIOA”).

Gather, analyze, and report information through complaints and HOA registrations.

Create resource materials.

Provide education and forums.

Provide a website with information for the public.

Register HOAs pursuant to §38-33.3-401(1), C.R.S.

Provide an Annual Report to the Legislature.

We do NOT:

Regulate HOA’s

Mediate/Arbitrate.

Provide legal advice.

Act as an advocate.

Assess fines or penalties.

Enforce an HOA’s failure to register.



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Disclaimer:

This presentation is intended to give a broad, 14,000 foot overview of metropolitan districts. The information provided is for educational purposes only and is not meant to provide, nor should it be construed, as legal advice.

Any legal questions should be directed to a qualified attorney licensed in Colorado.



Who is this presentation for?

- Potential Homebuyers
- Home Owners
- Board Members
- Community Association Managers
- Lawyers
- Tenants
- The General Public
- Anybody interested in Common Interest Communities



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What is a...

METRO DISTRICT

- Independent government entities (public).
- Created through the submittal of a service plan to the jurisdiction in which the property is located.
- Authorized to issue debt, levy taxes, and impose fees and charges on homeowners.
- Subject to Title 32 of the C.R.S.(Special District Act), Open Meetings Law, Public Budget Law, and other laws governing public entities.

HOA

- Private corporations.
- Created through the filing of a declaration with the county Clerk and Recorder's office.
- Authorized to impose mandatory assessments on unit owners to finance the operation and maintenance of the association.
- Subject to Title 38, Article 33.3, Section 101, et. seq. of C.R.S., and Colorado Revised Nonprofit Corporation Act (C.R.S. 7-121-102, et. seq.).



Key Features

Feature	Metro District	HOA
		✗
	✓	✗
	✓	✗
	✗	✓
	✓	✗
	✓	✗
	✓	✓
	✗	✓
	✗	✓
	✓	✓



Special District
Act

Colorado Common Ownership
Interest Act (“CCIOA”)

Title 32,
Article 1,
C.R.S.

Title 38,
Article
33.3,
Section
101, et
seq.



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Board structure and qualifications of...

METRO DISTRICT

- Five or seven member Board of Directors
- Staggered four-year terms
- Must be registered to vote in CO; AND
 - ❖ Own real property within the District;
or
 - ❖ Live within the District
- Managers
- C.R.S. 32-1-103

HOA

- One or more directors, with the number stated in the Bylaws
- One year terms, unless stated otherwise in Bylaws
- Usually must be an owner of property in the HOA and current on dues/not in any violation of rules and regs.
- Committees
- Managers & committees
- C.R.S. 7-128-101



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Elections of...

METRO DISTRICT

- Held in May of even-numbered years
- Beginning May 2023 - odd years
- Simple majority wins
- Mail ballot or polling place
- County-coordinated elections

<https://cdola.colorado.gov/special-district-elections>

HOA

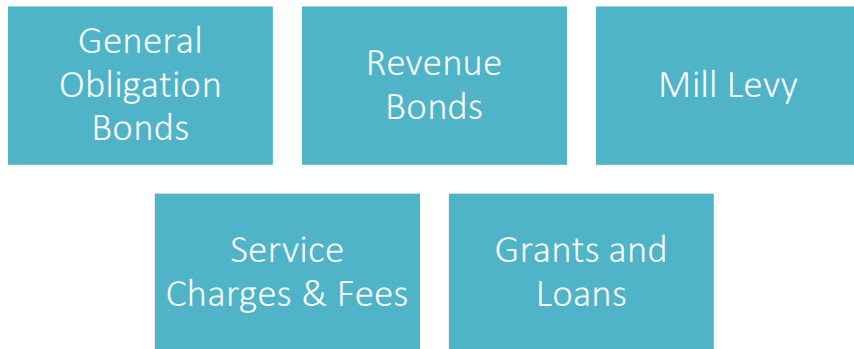
- Once declarant fully conveys properties, board member elections held annually
- Amendment of CC&R's subject to community-wide vote/approval
- Voting procedures typically less formal than metro district
- <https://dre.colorado.gov/hoa-elections-and-voting>



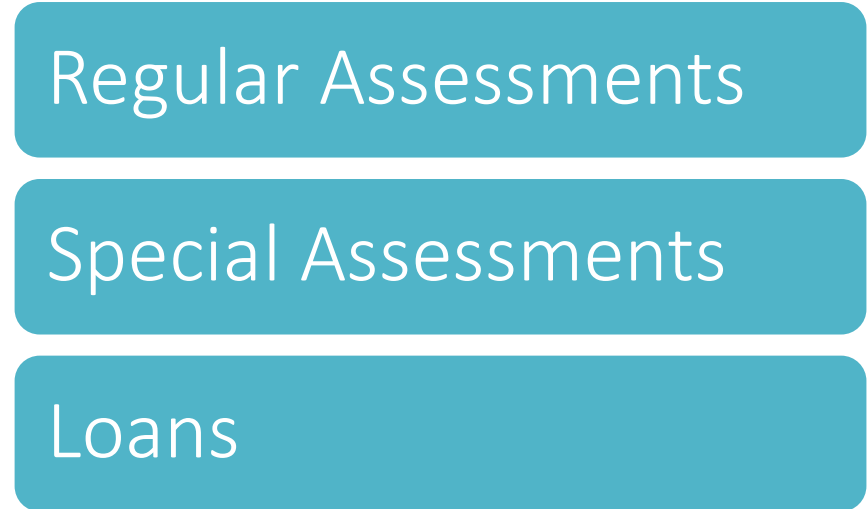
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General Financing of...

METRO DISTRICT



HOA



City of Denver Property tax calculation: (market value of property) X (assessment rate) X (mill levy) = Property tax

2022 Example: \$470,000 X 6.95% X 0.079525 = \$2,597.68

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Department-of-Finance/Our-Divisions/Assessors-Office/Assessment-FAQ>



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Collection authority of...

METRO DISTRICT

- No personal obligation of board members for acts related to their position
- District's lien superior to all other liens except for taxes
- Perfected when fee imposed and unpaid
- C.R.S 32-1-1001

HOA

- Board members liable for “wanton and willful acts or omissions” made in the performance of such member’s duties
- Delinquent homeowner assessments can be foreclosed on through legal means (HB22-1137).
- HOA six month “super lien”
- Perfected when declaration is filed with the clerk and recorder
- C.R.S. 38-33.3-315, 38-33.3- 316 and 38-33.3-316.3



Recall/Removal of board members...

METRO DISTRICT

- Director must have held position for at least six months to be recalled
- Petition signed and filed in court by the lesser of:
 - *300 eligible electors; OR*
 - *40% of the eligible electors demanding the recall of any director named in the petition*
- C.R.S 32-1-906

HOA

- 67% of all persons present and entitled to vote at any meeting in which a quorum is present
- With or without cause
- Meeting can be called by:
 - *HOA President; OR*
 - *Majority of the executive board; OR*
 - *Unit owners having 20% of the votes in the association*
- C.R.S. 38-33.3-303(8)



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PART 2

INSPECTION, COPYING, OR PHOTOGRAPHING

Cross references: For provisions concerning the distribution of reports of agencies pursuant to the "Information Coordination Act", see § 24-1-136; for provisions concerning access to records pursuant to federal law, see the "Freedom of Information Act", 5 U.S.C. § 552.

Colorado Revised Statutes 2022

Page 2342 of 2860

Uncertified Printout

Law reviews: For article, "'Columbine' and Colorado's Records Acts", see 45 Colo. Law. 45 (Sept. 2016).

24-72-200.1. Short title. Part 2 of this article shall be known and may be cited as the "Colorado Open Records Act" or "CORA".

Source: L. 2009: Entire section added, (SB 09-292), ch. 369, p. 1969, § 79, effective August 5.

24-72-201. Legislative declaration. It is declared to be the public policy of this state that all public records shall be open for inspection by any person at reasonable times, except as provided in this part 2 or as otherwise specifically provided by law.

Source: L. 68: p. 201, § 1. C.R.S. 1963: § 113-2-1.

24-72-202. Definitions. As used in this part 2, unless the context otherwise requires:

(1) "Correspondence" means a communication that is sent to or received by one or more specifically identified individuals and that is or can be produced in written form, including, without limitation:

- (a) Communications sent via U.S. mail;
- (b) Communications sent via private courier;
- (c) Communications sent via electronic mail.

(1.1) "Custodian" means and includes the official custodian or any authorized person having personal custody and control of the public records in question.

(1.2) "Electronic mail" means an electronic message that is transmitted between two or more computers or electronic terminals, whether or not the message is converted to hard copy format after receipt and whether or not the message is viewed upon transmission or stored for

Records Request For Metro Districts

COLORADO OPEN RECORDS ACT (C.R.S. §§ 24-72-201 TO 206)



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claims against a defendant for deficiency remaining after the foreclosure of the lien for assessment and for attorney fees related to the foreclosure action.

38-33.3-317. Association records.

- (1) In addition to any records specifically defined in the association's declaration or bylaws or expressly required by section 38-33.3-209.4(2), the association must maintain the following, all of which shall be deemed to be the sole records of the association for purposes of document retention and production to owners:
 - (a) Detailed records of receipts and expenditures affecting the operation and administration of the association;
 - (b) Records of claims for construction defects and amounts received pursuant to settlement of those claims;
 - (c) Minutes of all meetings of its unit owners and executive board, a record of all actions taken by the unit owners or executive board without a meeting, and a record of all actions taken by any committee of the executive board;
 - (d) Written communications among, and the votes cast by, executive board members that are:
 - (I) Directly related to an action taken by the board without a meeting pursuant to section 7-128-202 C.R.S.; or
 - (II) Directly related to an action taken by the board without a meeting pursuant to the association's bylaws;
 - (e) The names of unit owners in a form that permits preparation of a list of the names of all unit owners and the physical mailing addresses at which the association communicates with them, showing the number of votes each unit owner is entitled to vote; except that this paragraph (e) does not apply to a unit, or the owner thereof, if the unit is a time-share unit, as defined in section [38-33-110\(7\)](#);
 - (f) Its current declaration, covenants, bylaws, articles of incorporation, if it is a corporation, or the corresponding organizational documents if it is another form of entity, rules and regulations, responsible governance policies adopted pursuant to section [38-33.3-209.5](#), and other policies adopted by the executive board;

Page 91

- (g) Financial statements as described in section 7-136-106, C.R.S., for the past three years and tax returns of the association for the past seven years, to the extent available;
- (h) A list of the names, electronic mail addresses, and physical mailing

Records Request For Associations

COLORADO COMMON INTEREST OWNERSHIP ACT

(C.R.S. § 38-33.3-317)



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06-67-186

RECEIVED

DEC 05 2019

Div of Local Government

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-33
Series of 2019

19-30
Series of 2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, APPROVING THE SERVICE PLAN FOR THE KARL'S FARM METROPOLITAN DISTRICT NOS. 1-3 AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND THE DISTRICTS

WHEREAS, Title 32 of the Colorado Revised Statutes ("C.R.S.") authorizes the formation of various kinds of governmental entities to finance and operate public services and infrastructure, including metropolitan districts;

WHEREAS, Section 32-1-204.5, C.R.S., states that no special district shall be organized if its boundaries are wholly contained within the boundaries of a municipality, except upon adoption of a resolution of approval by the governing body of such municipality;

WHEREAS, in accordance with Section 32-1-204.5, C.R.S., a Consolidated Service Plan ("Service Plan") for the Karl's Farm Metropolitan District Nos. 1-3 (each a "District" and collectively the "Districts") has been submitted to the City Council (the "City Council") of the City of Northglenn, Colorado (the "City");

WHEREAS, a copy of the Service Plan is attached as "Exhibit A" and incorporated herein by reference;

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended (the "Special District Act"), the City Council held a public hearing on the Service Plan on April 8, 2019 (the "Public Hearing");

WHEREAS, notice of the Public Hearing was duly published in the Northglenn-Thornton Sentinel, a newspaper of general circulation within the City, on March 7, 2019, as required by law;

WHEREAS, written notice of the Public Hearing was provided to the petitioners, the Division of Local Government, the governing body of each municipality and Title 32 districts that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three (3) miles of the Districts, and to the property owners within the Districts, all as required by law;

WHEREAS, the City Council has considered the Service Plan and all other testimony and evidence presented at the Public Hearing;

Governing Documents For Metro Districts

METRO DISTRICT SERVICE PLAN



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2789

6 6 7 3 5 0 2 7

Chef Brunvand-Summit County Recorder 11/8/2001 10:31 DF:

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
BUCK RIDGE AT KEYWEST FARMS.

THIS DECLARATION of Covenants, Conditions and Restrictions of Buck Ridge at Keywest Farms (the "Declaration") is made as of the 23 day of October, 2001, by Keystone Norse Ltd. Liability Co., a Colorado limited liability company, (the "Declarant").

RECITALS

A. Declarant is the owner of the "Property" (as such term is defined below), which is generally located in the County of Summit, State of Colorado. The Property subjected to this Declaration is generally depicted by the subdivision plat of Buck Ridge at Keywest Farms, recorded in the real property records of Summit County, Colorado, on the 6 day of Nov, 2001, at Reception No. 667349 (the "Map") (See attached Exhibit A).

B. The Property is a part of a planned community commonly known as Buck Ridge at Keywest Farms. Accordingly, the Declarant desires to establish certain easements, covenants, conditions and restrictions to provide for the cooperative development, improvement, use, operation, maintenance, repair and enjoyment of the Property located within such planned community. Further, Declarant now desires to create a planned community and to establish certain mutually beneficial easements, covenants, restrictions and equitable servitudes for the cooperative development, improvement, use, operation, maintenance, repair and enjoyment of such planned community under a general plan for the purpose of enhancing and perfecting the value, desirability and attractiveness of such planned community.

DECLARATION

NOW, THEREFORE, Declarant hereby declares that the Property is a planned community within the meaning of the Act, as defined herein, located in the County of Summit, State of Colorado, and shall be owned, held, conveyed, encumbered, leased, improved, used, occupied and enjoyed subject to the following covenants, conditions, restrictions and equitable servitudes in furtherance of, and the same shall constitute, a general plan for the subdivision, ownership, improvement, sale, use and occupancy of the Property and to enhance the value, desirability and attractiveness of the Property. This Declaration shall (i) run with the land and all parts thereof at law and as an equitable servitude; (ii) bind all Persons having or acquiring any interest in the Property or any part thereof (iii) inure to the benefit of and be binding upon every part of the Property and every interest therein; and (iv) inure to the benefit of, be binding upon, and be enforceable by Declarant, its successors in interest; each Owner, their grantees, heirs and assigns and successors in interest; and the

Governing Documents For Associations

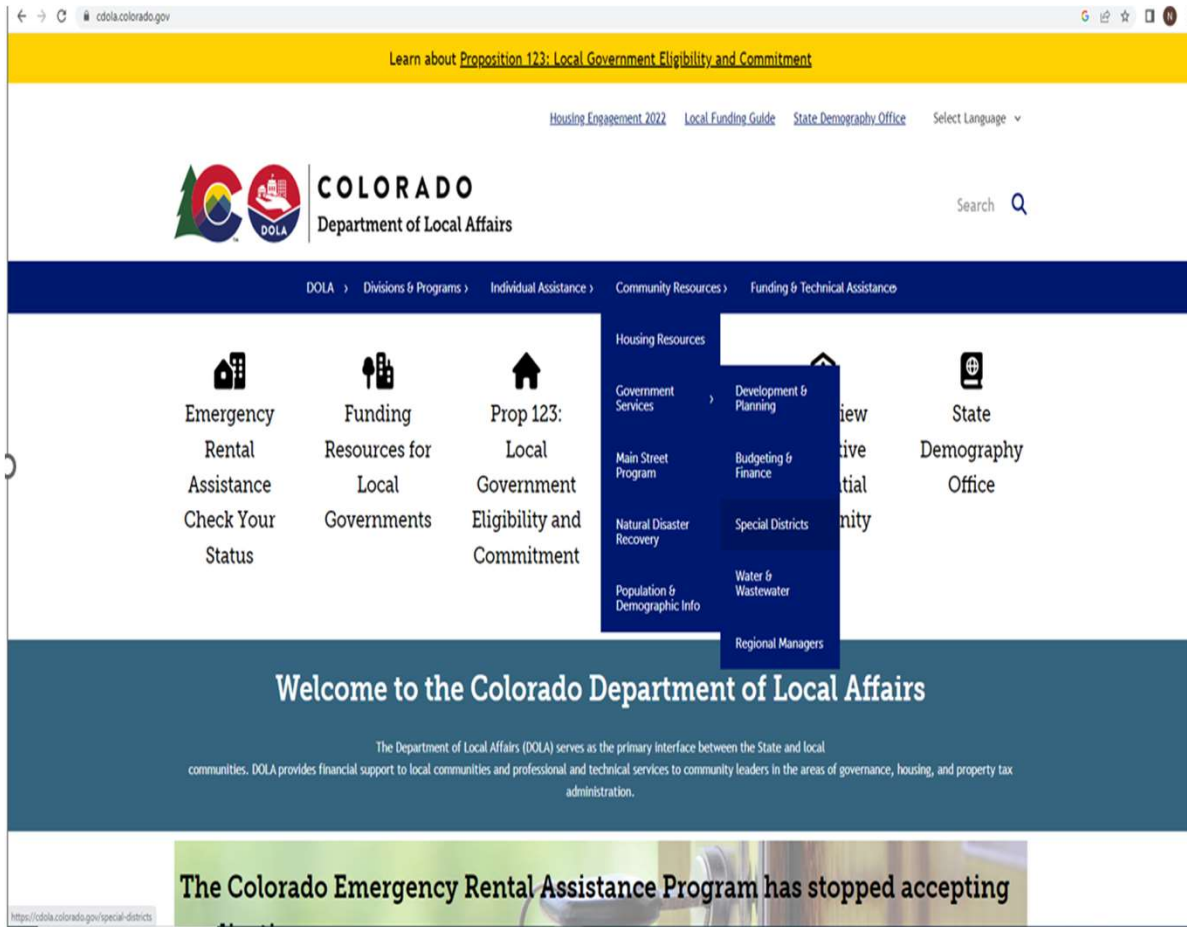
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS)



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State Agencies & Metro Districts

COLORADO DEPARTMENT OF LOCAL AFFAIRS ("DOLA")



Government Filings For Metro Districts

The screenshot shows the Colorado Department of Local Affairs (DOLA) website. The header features the DOLA logo and the text "COLORADO Department of Local Affairs". Below the header is a navigation bar with links: Home, Local Government, Property Taxation, Housing, Assessment Appeals, and Disaster Recovery. The main content area is titled "Local Government Filings" and displays information for "ATEC Metropolitan District No. 1 (67208)". The page includes a search icon, a list of associated counties (Adams), and a tabbed interface with the following tabs: Summary, Budget, Finance, Director Information, Elections, Maps & Boundaries, Organizational, Service Plan, Contacts, and Other Filings. The "Summary" tab is active, showing the following information:

- Mailing Address (1): 450 East 17th Avenue, Ste. 400
- Mailing Address (2): c/o McGeady Becher, P.C.
- City/State/Zip: Denver, CO 80203-1254
- Date Formed: 11/14/2019

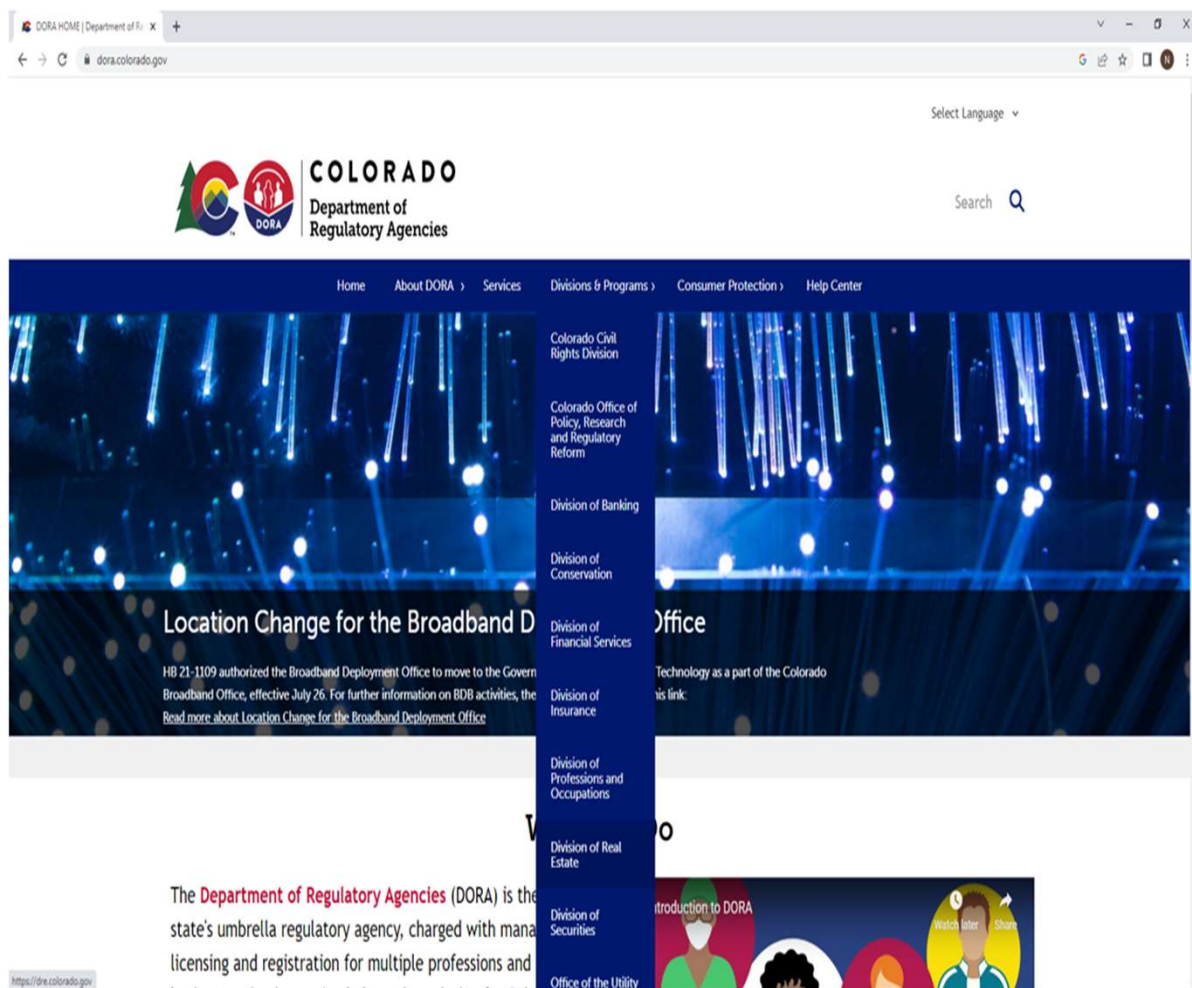
Child Governments:

- Aurora Highlands Community Authority Board (67296)

<https://dola.colorado.gov/lgis/>



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State Agencies & Associations

COLORADO DEPARTMENT
OF REGULATORY AFFAIRS
("DORA")

&


COLORADO DIVISION OF
REAL ESTATE ("DRE")



Government Filings For Associations (Registration Only)

← → ↻ apps.colorado.gov/dre/licensing/Lookup/LicenseLookup.aspx

Login Register

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Department of
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Division of Real Estate

HOME MY ACCOUNT ONLINE SERVICES ▾

Search for a License

Search Criteria

Please note: Pending, Inactive or Expired licensees may not perform any actions that require a license.
It is best to search using either a license number only or first and last (or business) name only. Adding additional criteria to the below fields could unnecessarily restrict your results causing difficulty in locating the record you are searching for.
Hover over the field text to display any help.

Please Note: Mortgage company registrations are located by searching the NMLS Consumer Access Site.

** Indicates a value is required.

License # (Numeric Only):	<input type="text"/>	
Business Name/DBA:	<input type="text"/>	
First Name:	<input type="text"/>	Last Name: <input type="text"/>
Maiden Name:	<input type="text"/>	
State:	<input type="text"/>	Zip: <input type="text"/>

Search Clear Form

<https://apps.colorado.gov/dre/licensing/Lookup/LicenseLookup.aspx>



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Division of Real Estate

Metro District Disclosures: CO Contract to Buy and Sell Real Estate (“CBS”)

1 The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
2 (CBS1-6-21) (Mandatory 1-22)
3
4 THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR
5 OTHER COUNSEL BEFORE SIGNING.
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**CONTRACT TO BUY AND SELL REAL ESTATE
(RESIDENTIAL)**

Date: _____

AGREEMENT

1. **AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. **PARTIES AND PROPERTY.**

2.1. **Buyer.** _____ (Buyer) will take title to the Property described below as ☐ Joint Tenants ☐ Tenants In Common ☐ Other _____.

2.2. **No Assignability.** This Contract IS NOT assignable by Buyer unless otherwise specified in Additional Provisions.

2.3. **Seller.** _____ (Seller) is the current

396 (Record Title) and § 13 (Transfer of Title), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-Record**
397 **Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has until the
398 earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice
399 to Terminate or Notice of Title Objection pursuant to this § 8.3. (Off-Record Title), any title objection by Buyer is governed by the
400 provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to Terminate or Notice
401 of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if
402 any, for third parties not shown by public records of which Buyer has actual knowledge.

403 **8.4. Special Taxing Districts.** SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION
404 INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE
405 PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK
406 FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE
407 CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH
408 INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE
409 SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY
410 TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING
411 FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND
412 RECORDER, OR THE COUNTY ASSESSOR.

413 **8.5. Tax Certificate.** A tax certificate paid for by ☐ Seller ☐ Buyer, for the Property listing any special taxing districts
414 that affect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the Property is located
415 within a special taxing district and such inclusion is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may
416 terminate, on or before **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**,
417 Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before
418 ten days after Buyer's receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or if Buyer's Notice to Terminate
419 would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on
420 or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Tax
421 Certificate and the inclusion of the Property in a special taxing district, if applicable, as satisfactory and Buyer waives any Right to
422 Terminate under this provision. If Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits Buyer from paying for the Tax
423 Certificate, the Tax Certificate will be paid for by Seller.

424 **8.6. Third Party Right to Purchase/Approve.** If any third party has a right to purchase the Property (e.g., right of first
425 refusal on the Property, right to purchase the Property under a lease or an option held by a third party to purchase the Property) or a
426 right of a third party to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of
427 such right. If the third-party holder of such right exercises its right this Contract will terminate. If the third party's right to purchase

Association Disclosures: CO Contract to Buy and Sell Real Estate ("CBS")

1 The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
2 (CBS1-6-21) (Mandatory 1-22)
3
4 THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR
5 OTHER COUNSEL BEFORE SIGNING.
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**CONTRACT TO BUY AND SELL REAL ESTATE
(RESIDENTIAL)**

Date: _____

AGREEMENT

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2. **PARTIES AND PROPERTY.**

2.1. **Buyer.** _____ (Buyer) will take title to the Property described below as ☐ Joint Tenants ☐ Tenants In Common ☐ Other _____.

2.2. **No Assignability.** This Contract IS NOT assignable by Buyer unless otherwise specified in Additional Provisions.

2.3. **Seller.** _____ (Seller) is the current _____.

276 including any specified in the Appraisal (Lender Property Requirements) to be made to the Property (e.g., roof repair, repainting),
277 beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following
278 Seller's receipt of the Lender Property Requirements, or Closing, unless prior to termination: (1) the parties enter into a written
279 agreement to satisfy the Lender Property Requirements; (2) the Lender Property Requirements have been completed; or (3) the
280 satisfaction of the Lender Property Requirements is waived in writing by Buyer.
281
282
283 **6.4. Cost of Appraisal.** Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by ☐ Buyer
284 ☐ Seller. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's
285 agent or all three.

286 **7. OWNERS' ASSOCIATIONS.** This Section is applicable if the Property is located within one or more Common Interest
287 Communities and subject to one or more declarations (Association).
288
289 **7.1. Common Interest Community Disclosure.** THE PROPERTY IS LOCATED WITHIN A COMMON
290 INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF
291 THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE
292 COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE
293 ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL
294 OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS
295 OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD
296 PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS
297 AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING
298 CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A
299 COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF
300 PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL
301 OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE
302 DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE
303 ASSOCIATION.
304
305 **7.2. Association Documents to Buyer.** Seller is obligated to provide to Buyer the Association Documents (defined below),
306 at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association
307 Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt
308 of the Association Documents, regardless of who provides such documents.
309
310 **7.3. Association Documents.** Association documents (Association Documents) consist of the following:
311 **7.3.1.** All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements,
312 rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5,
313 C.R.S.;
314 **7.3.2.** Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings;
315 such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual
316 Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding

Recent Legislative Changes

Recent Bills signed by the Governor:

HB23-1023 - Special District Construction Contracts

HB22-1097 - Dissolution of Special Districts

HB21-1278 - Special District Meeting Requirement

HB18-1268 - Recall Petition Election Special District Director

HB18-1039 - Change Date of Regular Special District Elections

HB17-1297 - Special District Meeting Compensation

HB17-1198 - Increasing Special District Board to Seven Members

SB21-262 - Special District Transparency

SB16-211 - Limit Certain Contests Past Special District Elections



COLORADO

**Department of
Regulatory Agencies**

Division of Real Estate

Pending Legislative Changes

Bills under consideration as of March 23, 2023:



HB23-1105 - Homeowners' Association and Metropolitan District Homeowners' Rights Task Forces

HB23-1090 - Limit Metropolitan District Director Conflicts

HB23-1065 - Local Government Independent Ethics Commission

SB23-110 - Transparency for Metropolitan Districts

Pro Tips!

1. Read your governing Docs!
2. Attend district meetings
3. Run for the board
4. Participate!
5. Ask the metro district board of directors how close the district is to being completed – this might help you analyze the future tax burden of your home
6. Understand the debt structure of what you're buying in to
7. Anticipate a larger-than-expected property tax bill if there are pending construction projects in your district (and budget accordingly!)
8. Ask your real estate agent plenty of questions
9. Most new construction in Colorado is part of a metro district
10. Visit the DOLA website to learn more



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Additional Resources

CO Department of Local Affairs: <https://cdola.colorado.gov/>

Colorado Association of Homebuilders: <https://www.hbacolorado.com/>

Map of Metro Districts in Colorado: <https://data.colorado.gov/Local-Aggregation/Metro-Districts-in-Colorado/knbf-ggf2>

Metro District Education Coalition: <https://metrodistricteducation.com/about/>

Colorado for Metro District Reform: <https://metrodistrictreform.org/home>

Property Taxes-City and County of Denver: <https://denvergov.org>



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Contact Info

The Department of Local Affairs (DOLA)

1313 Sherman Street, Suite #518, Denver, CO 80203

Email: dola_web@state.co.us

Colorado Department of Regulatory Agencies (DORA)

1560 Broadway, Suite #110, Denver, CO 80202

Phone: 303-894-7855

Email: DORA_Customercare@state.co.us

The Colorado Division of Real Estate (a Division of DORA)

1560 Broadway, Suite #925, Denver, CO 80202

Phone: 303-894-2166

Email: dora_realestate_website@state.co.us

The HOA Information & Resource Center (The HOA Office)

1560 Broadway, Suite #925, Denver, CO 80202

Phone: 303-894-2166

Email: dora_dre_hoainquiries@state.co.us

City and County of Denver

Phone: 720-913-1311



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Frequently Asked Questions

1. Does HB22-1137 apply to Metro Districts?
2. Can the same people serve on both the metro district board and HOA board?
3. How many HOAs in Colorado are located within a metro district?



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