

Second Regular Session  
Sixty-sixth General Assembly  
STATE OF COLORADO

**REREVISED**

*This Version Includes All Amendments  
Adopted in the Second House*

LLS NO. 08-0242.01 Duane Gall

**HOUSE BILL 08-1270**

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**HOUSE SPONSORSHIP**

**Kerr A.,**

**SENATE SPONSORSHIP**

**Tupa,**

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**House Committees**  
Transportation & Energy

**Senate Committees**  
Local Government

SENATE  
Am ended 3rd Reading  
March 31, 2008

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**A BILL FOR AN ACT**

101 **CONCERNING THE REMOVAL OF RESTRICTIONS ON THE USE OF ENERGY**  
102 **EFFICIENCY MEASURES IN CONNECTION WITH REAL PROPERTY.**

SENATE  
Am ended 2nd Reading  
March 28, 2008

**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not necessarily reflect any amendments that may be subsequently adopted.)*

Extends an existing prohibition on covenants and deed restrictions that limit the use of solar energy devices to include other energy efficiency measures, defined to include wind-electric generators, shade structures, shutters, attic fans, evaporative coolers, energy-efficient outdoor lighting devices, and retractable clotheslines. Adds a conforming amendment to the "Colorado Common Interest Ownership Act".

HOUSE  
3rd Reading Unam ended  
February 27, 2008

HOUSE  
Am ended 2nd Reading  
February 25, 2008

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.*

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** 38-30-168, Colorado Revised Statutes, is amended  
3 to read:

4 **38-30-168. Unreasonable restrictions on renewable energy**  
5 **generation devices - definitions.** (1) (a) ~~After May 25, 1979, any A~~  
6 ~~covenant, restriction, or condition contained in any deed, contract,~~  
7 ~~security instrument, or other instrument affecting the transfer or sale of,~~  
8 ~~or any interest in, real property solely on the basis of aesthetic~~  
9 ~~considerations which~~ THAT effectively prohibits or restricts the  
10 installation or use of ~~a solar energy device, as defined in section~~  
11 ~~38-32.5-100.3,~~ RENEWABLE ENERGY GENERATION DEVICE is void and  
12 unenforceable.

13 (b) AS USED IN THIS SECTION, "RENEWABLE ENERGY GENERATION  
14 DEVICE" MEANS EITHER:

15 (I) A SOLAR ENERGY DEVICE, AS DEFINED IN SECTION  
16 38-32.5-100.3; OR

17 (II) A WIND-ELECTRIC GENERATOR THAT MEETS THE  
18 INTERCONNECTION STANDARDS ESTABLISHED IN RULES PROMULGATED BY  
19 THE PUBLIC UTILITIES COMMISSION PURSUANT TO SECTION 40-2-124,  
20 C.R.S.

21 (2) Subsection (1) of this section shall not apply to:

22 (a) Aesthetic provisions ~~which~~ THAT impose reasonable  
23 restrictions on ~~solar energy devices~~ THE DIMENSIONS, PLACEMENT, OR  
24 EXTERNAL APPEARANCE OF A RENEWABLE ENERGY GENERATION DEVICE  
25 and ~~which~~ THAT do not:

26 (I) Significantly increase the cost of the device; OR

1 (II) SIGNIFICANTLY DECREASE ITS PERFORMANCE OR EFFICIENCY;  
2 (b) BONA FIDE SAFETY REQUIREMENTS, REQUIRED BY AN  
3 APPLICABLE BUILDING CODE OR RECOGNIZED ELECTRICAL SAFETY  
4 STANDARD, FOR THE PROTECTION OF PERSONS AND PROPERTY; OR ==  
5 ==

6 (c) REASONABLE RESTRICTIONS ON THE INSTALLATION AND USE OF  
7 WIND-ELECTRIC GENERATORS TO REDUCE INTERFERENCE WITH THE USE  
8 AND ENJOYMENT BY RESIDENTS OF PROPERTY SITUATED NEAR  
9 WIND-ELECTRIC GENERATORS AS A RESULT OF THE SOUND ASSOCIATED  
10 WITH THE WIND-ELECTRIC GENERATORS. INTERFERENCE WITH THE USE  
11 AND ENJOYMENT OF PROPERTY BY RESIDENTS FOR THE PURPOSE OF  
12 DETERMINING WHETHER A RESTRICTION IS REASONABLE SHALL BE  
13 DETERMINED AS A PART OF THE ARCHITECTURAL REVIEW PROCESS AS  
14 REQUIRED BY THE GOVERNING DOCUMENTS OF THE COMMON INTEREST  
15 COMMUNITY AND SHALL INCLUDE CONSIDERATION OF INPUT BY THE  
16 INDIVIDUALS REQUESTING APPROVAL FROM THE COMMON INTEREST  
17 COMMUNITY TO INSTALL A WIND-ELECTRIC GENERATOR.

18 (3) THIS SECTION SHALL NOT BE CONSTRUED TO CONFER UPON ANY  
19 PROPERTY OWNER THE RIGHT TO PLACE A RENEWABLE ENERGY  
20 GENERATION DEVICE ON PROPERTY THAT IS:

- 21 (a) OWNED BY ANOTHER PERSON;
- 22 (b) LEASED, EXCEPT WITH PERMISSION OF THE LESSOR;
- 23 (c) COLLATERAL FOR A COMMERCIAL LOAN, EXCEPT WITH  
24 PERMISSION OF THE SECURED PARTY; OR
- 25 (d) A LIMITED COMMON ELEMENT OR GENERAL COMMON ELEMENT  
26 OF A COMMON INTEREST COMMUNITY.

27 (4) IN ANY LITIGATION INVOLVING THE SIGNIFICANCE OF AN

1 INCREASE IN COST OF A RENEWABLE ENERGY GENERATION DEVICE, FOR  
2 PURPOSES OF SUBPARAGRAPH (I) OF PARAGRAPH (a) OF SUBSECTION (2) OF  
3 THIS SECTION, THE PARTY THAT PREVAILS ON THE ISSUE OF THE  
4 SIGNIFICANCE OF THE INCREASE SHALL BE ENTITLED TO ITS REASONABLE  
5 ATTORNEY FEES AND COSTS INCURRED IN LITIGATING THAT ISSUE. THIS  
6 SUBSECTION (4) SHALL NOT BE CONSTRUED TO LIMIT OR PROHIBIT AN  
7 AWARD OF ATTORNEY FEES OR COSTS ON OTHER GROUNDS OR IN  
8 CONNECTION WITH OTHER ISSUES.

9 **SECTION 2.** Part 1 of article 33.3 of title 38, Colorado Revised  
10 Statutes, is amended BY THE ADDITION OF A NEW SECTION to  
11 read:

12 **38-33.3-106.7. Unreasonable restrictions on energy efficiency**  
13 **measures - definitions.** (1) (a) NOTWITHSTANDING ANY PROVISION IN  
14 THE DECLARATION, BYLAWS, OR RULES AND REGULATIONS OF THE  
15 ASSOCIATION TO THE CONTRARY, AN ASSOCIATION SHALL NOT  
16 EFFECTIVELY PROHIBIT THE INSTALLATION OR USE OF AN ENERGY  
17 EFFICIENCY MEASURE.

18 (b) AS USED IN THIS SECTION, "ENERGY EFFICIENCY MEASURE"  
19 MEANS A DEVICE OR STRUCTURE THAT REDUCES THE AMOUNT OF ENERGY  
20 DERIVED FROM FOSSIL FUELS THAT IS CONSUMED BY A RESIDENCE OR  
21 BUSINESS LOCATED ON THE REAL PROPERTY. "ENERGY EFFICIENCY  
22 MEASURE" IS FURTHER LIMITED TO INCLUDE ONLY THE FOLLOWING TYPES  
23 OF DEVICES OR STRUCTURES:

24 (I) AN AWNING, SHUTTER, TRELIS, RAMADA, OR OTHER SHADE  
25 STRUCTURE THAT IS MARKETED FOR THE PURPOSE OF REDUCING ENERGY  
26 CONSUMPTION;

27 (II) A GARAGE OR ATTIC FAN AND ANY ASSOCIATED VENTS OR

1 LOUVERS;

2 (III) AN EVAPORATIVE COOLER;

3 (IV) AN ENERGY-EFFICIENT OUTDOOR LIGHTING DEVICE,

4 INCLUDING WITHOUT LIMITATION A LIGHT FIXTURE CONTAINING A COILED

5 OR STRAIGHT FLUORESCENT LIGHT BULB, AND ANY SOLAR RECHARGING

6 PANEL, MOTION DETECTOR, OR OTHER EQUIPMENT CONNECTED TO THE

7 LIGHTING DEVICE; AND

8 (V) A RETRACTABLE CLOTHESLINE.

9 (2) SUBSECTION (1) OF THIS SECTION SHALL NOT APPLY TO:

10 (a) REASONABLE AESTHETIC PROVISIONS THAT GOVERN THE

11 DIMENSIONS, PLACEMENT, OR EXTERNAL APPEARANCE OF AN ENERGY

12 EFFICIENCY MEASURE. IN CREATING REASONABLE AESTHETIC PROVISIONS,

13 COMMON INTEREST COMMUNITIES SHALL CONSIDER:

14 (I) THE IMPACT ON THE PURCHASE PRICE AND OPERATING COSTS OF

15 THE ENERGY EFFICIENCY MEASURE;

16 (II) THE IMPACT ON THE PERFORMANCE OF THE ENERGY

17 EFFICIENCY MEASURE; AND

18 (III) THE CRITERIA CONTAINED IN THE GOVERNING DOCUMENTS OF

19 THE COMMON INTEREST COMMUNITY.

20 (b) BONA FIDE SAFETY REQUIREMENTS, CONSISTENT WITH AN

21 APPLICABLE BUILDING CODE OR RECOGNIZED SAFETY STANDARD, FOR THE

22 PROTECTION OF PERSONS AND PROPERTY.

23 (3) THIS SECTION SHALL NOT BE CONSTRUED TO CONFER UPON ANY

24 PROPERTY OWNER THE RIGHT TO PLACE AN ENERGY EFFICIENCY MEASURE

25 ON PROPERTY THAT IS:

26 (a) OWNED BY ANOTHER PERSON;

27 (b) LEASED, EXCEPT WITH PERMISSION OF THE LESSOR;

1           (c) COLLATERAL FOR A COMMERCIAL LOAN, EXCEPT WITH  
2 PERMISSION OF THE SECURED PARTY; OR

3           (d) A LIMITED COMMON ELEMENT OR GENERAL COMMON ELEMENT  
4 OF A COMMON INTEREST COMMUNITY.

5           **SECTION 2.** 38-33.3-106.5, Colorado Revised Statutes, is  
6 amended BY THE ADDITION OF A NEW SUBSECTION to read:

7           **38-33.3-106.5. Prohibitions contrary to public policy -**  
8 **patriotic and political expression - emergency vehicles - fire**  
9 **prevention - renewable energy generation devices - definitions.**

10 (1.5) NOTWITHSTANDING ANY PROVISION IN THE DECLARATION, BYLAWS,  
11 OR RULES AND REGULATIONS OF THE ASSOCIATION TO THE CONTRARY, AN  
12 ASSOCIATION SHALL NOT EFFECTIVELY PROHIBIT RENEWABLE ENERGY  
13 GENERATION DEVICES, AS DEFINED IN SECTION 38-30-168.

14           **SECTION 3. Effective date - applicability.** (1) This act shall  
15 take effect at 12:01 a.m. on the day following the expiration of the  
16 ninety-day period after final adjournment of the general assembly that is  
17 allowed for submitting a referendum petition pursuant to article V,  
18 section 1 (3) of the state constitution, (August 6, 2008, if adjournment  
19 sine die is on May 7, 2008); except that, if a referendum petition is filed  
20 against this act or an item, section, or part of this act within such period,  
21 then the act, item, section, or part, if approved by the people, shall take  
22 effect on the date of the official declaration of the vote thereon by  
23 proclamation of the governor.

24           (2) The provisions of this act shall apply to enforcement actions  
25 that are pending or commenced on or after the applicable effective date  
26 of this act.