

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government & Housing.

SB25-002 be amended as follows:

1 Amend printed bill, page 4, line 25, after "of" insert "factory-built  
2 housing".

3 Page 5, line 4, after "(6)" insert "(a)".

4 Page 5, after line 10 insert:

5

6 "(b) PLUMBING INSTALLATIONS THAT CONNECT THESE  
7 STRUCTURES TO EXTERNAL UTILITY SOURCES AND THAT ARE NOT  
8 CONSIDERED ACTIONS TO COMPLETE THE INSTALLATION OF A  
9 FACTORY-BUILT STRUCTURE AS REQUIRED BY A REGISTERED INSTALLER  
10 MUST BE COMPLETED BY A LICENSED PLUMBER UNDER A REGISTERED  
11 PLUMBING CONTRACTOR.

12 (c) THE INSTALLATION OF GAS PIPING ON THE SERVICE SIDE MUST  
13 BE COMPLETED BY A QUALIFIED GAS PIPING INSTALLER.

14 (d) THE INSPECTION AND INSPECTORS OF THESE INSTALLATIONS,  
15 OTHER THAN THOSE AUTHORIZED TO BE PERFORMED BY A REGISTERED  
16 INSTALLER, ARE REGULATED IN ARTICLE 155 OF TITLE 12 AND MUST BE  
17 PERFORMED BY LICENSED PLUMBING INSPECTORS.".

18 Page 5, line 14, after "(5)" insert "(a)".

19 Page 5, after line 20 insert:

20 "(b) ELECTRICAL INSTALLATIONS THAT CONNECT THESE  
21 STRUCTURES TO EXTERNAL UTILITY SOURCES AND THAT ARE NOT  
22 CONSIDERED ACTIONS TO COMPLETE THE INSTALLATION OF A  
23 FACTORY-BUILT STRUCTURE AS REQUIRED BY A REGISTERED INSTALLER  
24 MUST BE COMPLETED BY A LICENSED ELECTRICIAN UNDER A REGISTERED  
25 ELECTRICAL CONTRACTOR.

26 (c) THE INSPECTION AND INSPECTORS OF THESE INSTALLATIONS,  
27 OTHER THAN THOSE AUTHORIZED TO BE PERFORMED BY A REGISTERED  
28 INSTALLER, ARE REGULATED IN ARTICLE 115 OF TITLE 12 AND MUST BE  
29 PERFORMED BY LICENSED ELECTRICAL INSPECTORS.".

30 Page 6, strike line 15 and substitute:

31 "(I) ESTABLISHING REGIONAL BUILDING CODE STANDARDS".

32 Page 6, line 16, strike "CONDITIONS" and substitute "CONDITIONS, AND  
33 FIRE PROTECTION AND SUPPRESSION ACTIVITIES".

1 Page 6, strike line 22 and substitute:

2 "(II) IMPLEMENTING THE RECOMMENDED REQUIREMENTS  
3 DEVELOPED".

4 Page 6, line 24, strike "AUTHORIZING" and substitute "THE CONTINUED  
5 AUTHORIZATION OF".

6 Page 6, line 26, strike "DIVISION," and substitute "DIVISION;".

7 Page 7, strike line 5.

8 Page 7, line 6, strike "ACTIVITY" and substitute "(III) COVERING  
9 ELECTRICAL OR PLUMBING CODES".

10 Page 7, strike line 17 and substitute "PLANS, ON A THIRD PARTY THAT  
11 CONDUCTS INSPECTIONS ON ITS BEHALF, OF CONTRACTS OF SELLERS TO  
12 VERIFY COMPLIANCE, AND TO ENSURE PROTECTION OF DOWN PAYMENTS  
13 MADE BY PURCHASERS THAT ARE RETAINED BY THE SELLER OR  
14 MANUFACTURER.".

15 Page 7, strike lines 18 and 19 and substitute:

16 **"SECTION 6.** In Colorado Revised Statutes, 24-32-3305, **amend**  
17 (3)(a) introductory portion, (3)(a)(III), (3)(a)(IV), (3)(a)(V), (3)(a)(VI),  
18 (3)(a)(VII), (3)(a)(VIII), (3)(a)(IX), and (3)(a)(X); **add** (3)(a)(XII),  
19 (3)(a)(XIII), (3)(a)(IV), (3)(a)(XV), (3)(c), (3)(d), (3)(e), (3)(f), (3)(g) and  
20 (4); and **repeal** (3.3) as follows:".

21 Page 7, strike lines 21 and 22 and substitute "**regional building codes -**  
22 **study.** (3) (a) Except when adopting an energy code pursuant to  
23 subsection (3.5) of this section, the board must consult with and obtain  
24 the advice of an advisory committee on factory-built structures and tiny  
25 homes in the drafting and promulgation of rules. The committee consists  
26 of **fifteen** **NINETEEN** members appointed by the division from the  
27 following professional and technical disciplines:

28 (III) Three from building code enforcement, REPRESENTING THE  
29 FOLLOWING COUNTY OR MUNICIPAL CLASSIFICATIONS AS DESIGNATED BY  
30 THE DIVISION PURSUANT TO SECTION 29-4-1107 (1)(d):

31 (A) ONE FROM RURAL;  
32 (B) ONE FROM RURAL RESORT; AND  
33 (C) ONE FROM URBAN;

34 (IV) One from ~~mechanical engineering or contracting~~ THE  
35 DEPARTMENT OF REGULATORY AGENCIES;

36 (V) One from ~~electrical engineering or contracting~~ LICENSED

1 ELECTRICIAN;

2 (VI) One from the ~~plumbing industry~~ LICENSED PLUMBER;

3 (VII) One from the ~~construction design or producer industry~~

4 DIVISION OF FIRE PREVENTION AND CONTROL;

5 (VIII) ~~Two~~ THREE from ~~manufactured housing~~ FACTORY-BUILT

6 STRUCTURE CONSTRUCTION REPRESENTING THE FOLLOWING OCCUPANCY

7 CLASSIFICATIONS:

8 (A) ONE FROM THE INTERNATIONAL RESIDENTIAL CODE FOR ONE-

9 AND TWO-FAMILY DWELLINGS;

10 (B) ONE FROM THE INTERNATIONAL BUILDING CODE FOR

11 RESIDENTIAL STRUCTURES; AND

12 (C) ONE FROM THE INTERNATIONAL BUILDING CODE FOR FACTORY

13 AND INDUSTRIAL STRUCTURES;

14 (IX) ~~Two~~ ONE from the tiny home industry;

15 (X) One from energy conservation; ~~and~~

16 (XI) One from organized labor;

17 (XII) ONE DEVELOPER SPECIALIZING IN THE USE OF

18 FACTORY-BUILT STRUCTURES IN PROJECTS;

19 (XIII) ONE FROM CLIMATE RESILIENCY;

20 (XIV) ONE REGISTERED INSTALLER; AND

21 (XV) ONE REGISTERED SELLER.

22 (c) THE ADVISORY COMMITTEE SHALL DEVELOP REGIONAL

23 BUILDING CODES".

24 Page 7, line 23, strike "FOR" and substitute "ACCOUNTING FOR LOCAL

25 CLIMACTIC AND GEOGRAPHIC CONDITIONS AND FIRE SUPPRESSION

26 ACTIVITIES FOR THE CONSTRUCTION AND INSTALLATION OF".

27 Page 7, line 27, strike "ON OR BEFORE JULY 1, 2026, THE" and substitute

28 "THE".

29 Page 8, line 3, strike "HOUSING," and substitute "HOUSING;".

30 Page 8, after line 11 insert:

31 (e) THE ADVISORY COMMITTEE SHALL DEVELOP ELECTRICAL OR

32 PLUMBING CODE COMPLIANCE REQUIRED TO UNDERTAKE OR COMPLETE

33 THE CONSTRUCTION OR INSTALLATION OF A FACTORY-BUILT STRUCTURE.

34 (f) ANY FUTURE RENOVATION OF A FACTORY-BUILT STRUCTURE

35 THAT IS PROPOSED FOLLOWING INSTALLATION AT THE SITE IS SUBJECT TO

36 ALL CODES AND REGULATIONS OF THE APPROPRIATE GOVERNMENTAL

37 AGENCIES IN THE JURISDICTION WHERE THE FACTORY-BUILT STRUCTURE

38 IS LOCATED.".

39 Reletter succeeding paragraph accordingly.

1 Page 8, line 17, strike "NON-FACTORY-BUILT" and substitute  
2 "ABOVE-GRADE SITE-BUILT".

3 Page 8, after line 20 insert:

4 ~~"(3.3) The department shall create for factory-built structures, including those that would be considered accessory dwelling units, model public safety code requirements related to geographic or climatic conditions, such as weight restrictions for roof snow loads, wind shear factors, or wildfire risk, for local governments to consider and adopt pursuant to section 24-32-3318 (2)(a).~~

10 (4) ANY FUTURE STATEWIDE ADOPTED CODES CONTEMPLATED IN  
11 STATUTE MUST BE VETTED THROUGH THE ADVISORY COMMITTEE FOR  
12 CONSIDERATION FOR ADOPTION BY THE BOARD.".

13 Page 12, strike lines 13 through 18 and substitute "behalf. A municipality  
14 must comply with section 24-32-3318 when enacting building code  
15 provisions for a manufactured home as ~~defined in section 24-32-3302~~  
16 ~~(20)~~ REGULATED BY THE UNITED STATES DEPARTMENT OF HOUSING AND  
17 URBAN DEVELOPMENT, AND IT MUST ALSO COMPLY WITH THE  
18 REQUIREMENTS ESTABLISHED BY THE DIVISION OF HOUSING FOR  
19 FACTORY-BUILT STRUCTURES.".

20 Page 13, after line 9 insert:

21 **"SECTION 10.** In Colorado Revised Statutes, ~~repeal~~ 24-32-3310  
22 as follows:

23 **24-32-3310. Local enforcement.** ~~Nothing in this part 33 may~~  
24 interfere with the right of local governments to enforce local rules  
25 governing the installation of factory-built housing pursuant to section  
26 24-32-3318 that bear the insignia of approval issued by the division  
27 pursuant to section 24-32-3311 (1)(a) if the local rules are not  
28 inconsistent with state rules adopted pursuant to section 24-32-3305.

29 **SECTION 11.** In Colorado Revised Statutes, 24-32-3311, ~~amend~~  
30 (4) as follows:

31 **24-32-3311. Certification of factory-built structures - rules.**

32 (4) A factory-built structure bearing an insignia of approval issued by the  
33 division and affixed by the division or an authorized quality assurance  
34 representative pursuant to this part 33 is deemed to be designed and  
35 constructed in compliance with the requirements of all codes and  
36 standards enacted or adopted by the state ~~and accounting for any local~~  
37 ~~government installation requirements adopted in compliance with sections~~  
38 ~~24-32-3310 and 24-32-3318~~ that are applicable to the construction of  
39 factory-built structures, to the extent that the design and construction  
40 relates to work performed in a factory or work on a factory-built structure

1 that is completed at the installation site as reflected in the approved plans  
2 for the factory-built structure. The determination by the division of the  
3 scope of such approval is final. An insignia of approval affixed to the  
4 factory-built structure does not expire unless the design and construction  
5 of the factory-built structure has been modified from approved plans.

6 **SECTION 12.** In Colorado Revised Statutes, 24-32-3318, **amend**  
7 (2)(a); and **repeal** (1) as follows:

8 **24-32-3318. Local installation standards preempted.**

9 (1) ~~Except as authorized in section 24-32-3329, a local government shall~~  
10 ~~not adopt less stringent standards for an installation than those~~  
11 ~~promulgated by the division. A local government shall not, without~~  
12 ~~express consent by the division, adopt different standards than the~~  
13 ~~standards for an installation promulgated by the division.~~

14 (2) (a) Nothing in this section prohibits a local government from  
15 enacting standards for ~~tiny homes, mobile homes or modular homes~~  
16 concerning unique public safety requirements related to geographic or  
17 climatic conditions, such as weight restrictions for roof snow loads, wind  
18 shear factors, or wildfire risk, as otherwise permitted by law.

19 **SECTION 13.** In Colorado Revised Statutes, 24-75-402, **add**  
20 (5)(III) as follows:

21 **24-75-402. Cash funds - limit on uncommitted reserves -**  
22 **reduction in the amount of fees - exclusions - definitions.**  
23 Notwithstanding any provision of this section to the contrary, the  
24 following cash funds are excluded from the limitations in this section:

25 (III) THE BUILDING REGULATION FUND CREATED IN SECTION  
26 24-32-3309 (1)(a)(III).".

27 Rerumber succeeding section accordingly.

28 After "DESIGN" insert "AND CONSTRUCTION" on: **Page 7**, lines 9, 13, and  
29 16.

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