

# Help Support Your Community

## Donate \$1/Door or More!



**COLORADO**  
**LEGISLATIVE ACTION COMMITTEE**  
Community Associations Institute

CAI's Colorado Legislative Action Committee (CO LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact the approximately 2,497,000 Coloradans living in 998,900 homes in more than 11,300 community associations across the Centennial State. CO LAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

**We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps us ensure that community associations remain preferred places to live and work.**

### TOP REASONS TO CONTRIBUTE

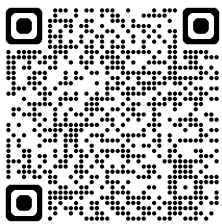
**Protect Your Interests:** Your donation saves you and your community association money by protecting Colorado's homeowner and condominium associations from burdensome legislation.

**Stay Informed & Involved:** CO LAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

**Track Key Legislation:** During the 2026 legislative session, CO LAC tracked 8 pieces of legislation, directly advocating on bills with potential implications on our industry.

**Ensure Lawmakers Are Informed & Connected With CAI:** By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, CO LAC can influence the outcome of legislation.

### Key 2026 Legislation



#### **HB26-1099 Protect Financial Condition of Homeowners Associations**

This legislation requires declarants to provide a 30-year reserve study for any association under declarant control beginning August 8, 2026. The bill also adds several new disclosure requirements. Before transition, declarants must provide a copy of the study to the association. Additionally, management companies or managers must turn over all association records and property within 45 days after the nonrenewal of a contract or they may be subject to a \$250 penalty for each business day after the 45-day period that the property is not transferred. Willful violation is subject to 3x penalties plus damages, attorneys fees, and court costs.

CLAC sought amendments to this bill and was actively engaging with legislative authors during the process as well as provided legislative testimony during the Committee process. However, stakeholder engagement was extremely limited and the bill continued to proceed through the Committee process without amendments or stakeholder conversations. CLAC remains committed to the long-term health and safety of community associations and looks forward to ongoing conversations regarding this legislation.

Status: PASSED, signed by Governor. Effective August 12, 2026.

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## Make A Difference: It's Easy to Help

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Colorado.



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*The Colorado Legislative Action Committee is NOT a Political Action Committee (PAC) and does not give money to legislators or legislative candidates.*



Scan to Donate

Go to [www.caionline.org/LACdonate](http://www.caionline.org/LACdonate) and select "Colorado" or fill out this form and once completed, return it to:

CAI Headquarters  
c/o Community Associations Institute  
6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042

Checks should be made payable to: **Colorado Legislative Action Committee**

Most community association boards can legally allocate money to support the Colorado Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

Association Name: \_\_\_\_\_  
Management Company: \_\_\_\_\_  
Community Manager: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Does your association agree to be recognized for its contribution by CAI?

YES  NO

### Option 1: Community Pledge

<input type="text"/>	X	<input type="text"/>	=	<input type="text"/>
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*Number of Doors in Community*

*Pledge per Door (\$1 or More)*

*Total Pledge Amount*

### Option 2: Flat Rate Pledge

\$100  \$250  \$500  \$1,000  Other: \_\_\_\_\_