

**Second Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO**

REVISED

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

LLS NO. 26-0620.01 Brita Darling x2241

SENATE BILL 26-155

SENATE SPONSORSHIP

Mullica and Marchman, Amabile, Benavidez, Coleman, Cutter, Daugherty, Exum, Kipp, Roberts, Snyder

HOUSE SPONSORSHIP

McCluskie and Brown,

Senate Committees

Finance
Appropriations

House Committees

Finance
Appropriations

A BILL FOR AN ACT

101 **CONCERNING INCREASING THE AVAILABILITY OF HOMEOWNER'S**
102 **INSURANCE IN THE STATE, AND, IN CONNECTION THEREWITH,**
103 **MAKING AN APPROPRIATION.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

The bill creates the strengthen Colorado homes enterprise (enterprise), which is a government-owned business created in the division of insurance (division) in the department of regulatory agencies. The enterprise is governed by a 7-member board (board), including the commissioner of insurance (commissioner), or their designee; members

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

HOUSE
Amended 2nd Reading
May 11, 2026

SENATE
3rd Reading Unamended
April 29, 2026

SENATE
Amended 2nd Reading
April 28, 2026

with expertise in home hardening and resilient roof systems; and members representing the interests of insurance companies, consumers, and counties.

The primary purpose of the enterprise is to impose and collect an annual fee (fee) from an insurance company that offers multiperil homeowner's insurance policies in the state (insurer) to reduce risks and losses to insurers that pay the fee by using fee revenue to provide grants to homeowners (grants) to defray the cost of retrofitting residential property by purchasing and installing resilient roof systems. In awarding grants, the board shall prioritize homes that are the homeowner applicant's (applicant) primary residence and shall consider other criteria, including applicant income, the age of the roof, the size of the home, the number of grant applicants, and whether the applicant lives in a location that has historically had a higher susceptibility to extreme weather events. In order to ensure the necessary workforce, fee revenue may also be used to award grants to defray the costs of training and certification related to installing and certifying resilient roof systems. A contractor that is awarded bids and receives money from a grant is prohibited from waiving homeowner's insurance deductibles.

In addition, fee revenue shall be used for contracting with the division to conduct or contract for a study to analyze insurance risk in high-risk wildfire areas of the state, including an analysis of market competition in those areas and the impact of a high risk program on the potential losses and the availability of homeowner's insurance in those areas.

Beginning in the 2027 calendar year, the amount of the insurer fee imposed and collected by the enterprise is an amount equal to 0.5% of the total premium collected by an insurer on multiperil homeowner's insurance policies in the state in the immediately preceding calendar year. The insurer shall not surcharge the fee amount to policyholders. The enterprise may lower or cease collecting the fee from an insurer in any calendar year if the commissioner determines that the insurer paying the fee would become insolvent and notifies the board.

The board shall adopt rules and policies for the regulation of the enterprise's affairs and the conduct of enterprise business, including standards for resilient roof systems and standards for contractor-specialized training in the installation of impact-resistant roof systems.

Beginning with rate filings submitted on and after January 1, 2027, an insurer offering multiperil homeowner's insurance for property or risks located in the state shall demonstrate in the insurer's rate filings that savings from the installation of resilient roof systems are passed through to homeowners through the application of discounts or reduced premiums on homeowner's insurance policies.

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** part 20 to article
3 4 of title 10 as follows:

4 **PART 20**
5 **STRENGTHEN COLORADO HOMES ENTERPRISE**

6 **10-4-2001. Legislative declaration.**

7 (1) THE GENERAL ASSEMBLY:

8 (a) FINDS AND DETERMINES THAT:

9 (I) INCREASED GREENHOUSE GAS EMISSIONS AND RAPIDLY RISING
10 TEMPERATURES ARE CHANGING THE CLIMATE IN WAYS THAT THREATEN
11 COLORADO'S ECONOMY, THE HEALTH OF ITS RESIDENTS, AND ITS NATURAL
12 LANDSCAPE;

13 (II) THESE TEMPERATURE INCREASES HAVE AN IMPACT ON
14 COLORADO'S ENVIRONMENT, WITH DROUGHT, HEAT WAVES, WINDSTORMS,
15 WILDFIRES, HAIL, AND OTHER EXTREME WEATHER EVENTS INCREASING IN
16 RECENT YEARS;

17 (III) THE ECONOMIC IMPACTS OF THESE INCREASINGLY FREQUENT
18 AND SEVERE WEATHER EVENTS ARE SIGNIFICANT;

19 (IV) COLORADO PROPERTY OWNERS ARE FACED WITH CHALLENGES
20 IN FINDING INSURANCE COVERAGE AND INCREASING INSURANCE
21 PREMIUMS, UNDERMINING THE ABILITY TO PURCHASE, SELL, AND OWN A
22 HOME;

23 (V) THERE IS A NEED IN THE STATE TO ENCOURAGE INVESTMENTS
24 IN HOME HARDENING, WHICH MEANS MAKING HOMES AND COMMUNITIES
25 MORE RESILIENT TO EXTREME WEATHER EVENTS SUCH AS HAIL,
26 WINDSTORMS, AND WILDFIRE, AND INCLUDES SCIENCE-BASED HAIL AND

1 WIND MITIGATION MEASURES DESIGNED TO REDUCE INSURER LOSSES;

2 (VI) MAKING INVESTMENTS IN HOME HARDENING WILL IMPROVE
3 INSURERS' FINANCIAL STABILITY BY DECREASING LOSSES THAT WOULD
4 OTHERWISE BE PAID BY THE INSURERS;

5 (VII) INVESTMENTS IN HOME HARDENING WILL ALSO ENCOURAGE
6 INSURER PARTICIPATION AND INCREASE COMPETITION IN THE INSURANCE
7 MARKET TO OFFER COVERAGE THROUGHOUT THE STATE TO ALL
8 COLORADANS, RESULTING IN LONG-TERM SAVINGS FOR HOMEOWNERS AND
9 INSURERS;

10 (VIII) TARGETING HOMES IN HIGH-RISK AREAS FOR INVESTMENTS
11 IN HOME HARDENING WILL IMPROVE THE OVERALL STABILITY OF THE
12 HOMEOWNER'S INSURANCE MARKET FOR INSURERS; ==

13 (IX) DATA FROM NORTH CAROLINA AND ALABAMA HAS SHOWN
14 THAT PROVIDING ASSISTANCE TO STRENGTHEN ROOFS RESULTS IN FEWER
15 CLAIMS AND LOWER ADMINISTRATIVE EXPENSES, WHICH DIRECTLY
16 INCREASES PROFITS FOR INSURERS;

17 (X) STUDYING WAYS TO REDUCE WILDFIRE RISK IN HIGH-RISK
18 AREAS OF THE STATE WILL REDUCE INSURER LOSSES AND ADMINISTRATIVE
19 EXPENSES, THEREBY INCREASING INSURER CAPACITY STATEWIDE;

20 (XI) ACCORDINGLY, IT IS APPROPRIATE TO FINANCE A HOME
21 HARDENING PROGRAM THROUGH A FEE IMPOSED ON INSURERS THAT OFFER
22 MULTIPERIL HOMEOWNER'S INSURANCE POLICIES IN THE STATE; AND

23 (XII) THE FEE ON INSURERS IS REASONABLY RELATED TO THE
24 BUSINESS SERVICES THE STRENGTHEN COLORADO HOMES ENTERPRISE IS
25 PROVIDING TO INSURERS; AND

26 (b) DECLARES THAT:

27 (I) THE STRENGTHEN COLORADO HOMES ENTERPRISE PROVIDES

1 VALUABLE BUSINESS SERVICES AND BENEFITS TO INSURERS WHEN, IN
2 EXCHANGE FOR PAYMENT OF THE FEE DESCRIBED IN SECTION 10-4-2003,
3 THE ENTERPRISE USES THE FEE REVENUE TO:

4 (A) REDUCE INSURER LOSSES AND ADMINISTRATIVE EXPENSES DUE
5 TO HAIL DAMAGE CLAIMS BY DEFRAYING THE COST OF RETROFITTING
6 RESIDENTIAL PROPERTY BY PROVIDING GRANTS FOR THE INSTALLATION OF
7 RESILIENT ROOF SYSTEMS;

8 (B) ANALYZE DATA ON HAIL LOSSES IN THE HOMEOWNER'S
9 INSURANCE MARKET TO IDENTIFY THE AREAS OF THE STATE TO TARGET
10 FOR THE INSTALLATION OF RESILIENT ROOF SYSTEMS TO MAXIMIZE
11 INSURER SAVINGS;

12 (C) SET STANDARDS FOR RESILIENT ROOF SYSTEMS THAT INSURERS
13 MAY RELY UPON AND ENSURE THAT THERE IS A WORKFORCE TRAINED TO
14 CERTIFY FOR INSURERS THAT ROOFS MEET THOSE STANDARDS; AND

15 (D) CREATE CODES OF CONDUCT FOR ROOFING CONTRACTORS TO
16 ENSURE ROOFS ARE PROPERLY AND APPROPRIATELY INSTALLED, WHICH
17 BENEFITS INSURERS BY REDUCING THEIR CLAIMS LOSSES;

18 (II) BY PROVIDING THE BENEFITS AND SERVICES SPECIFIED IN THIS
19 PART 20, THE STRENGTHEN COLORADO HOMES ENTERPRISE ENGAGES IN
20 ACTIVITIES CONDUCTED IN THE PURSUIT OF A BENEFIT, GAIN, OR
21 LIVELIHOOD AND THEREFORE OPERATES AS A BUSINESS;

22 (III) CONSISTENT WITH THE DETERMINATION OF THE COLORADO
23 SUPREME COURT IN *NICHOLL V. E-470 PUBLIC HIGHWAY AUTHORITY*, 896
24 P.2d 859 (COLO. 1995), THAT THE POWER TO IMPOSE TAXES IS
25 INCONSISTENT WITH ENTERPRISE STATUS UNDER SECTION 20 OF ARTICLE
26 X OF THE STATE CONSTITUTION, THE GENERAL ASSEMBLY CONCLUDES
27 THAT THE REVENUE COLLECTED BY THE ENTERPRISE IS GENERATED BY

1 FEES, NOT TAXES, BECAUSE THE MONEY CREDITED TO THE ENTERPRISE IS:

2 (A) FOR THE SPECIFIC PURPOSE OF ALLOWING THE ENTERPRISE TO
3 DEFRAY THE COSTS OF PROVIDING THE SERVICES DESCRIBED IN THIS PART
4 20;

5 (B) COLLECTED AT RATES THAT ARE REASONABLY CALCULATED
6 BASED ON THE COSTS OF THE SERVICES PROVIDED BY THE ENTERPRISE;
7 AND

8 (C) NOT STATE FISCAL YEAR SPENDING, AS DEFINED IN SECTION
9 24-77-102 (17), OR STATE REVENUES, AS DEFINED IN SECTION 24-77-103.6
10 (6)(c), AND DOES NOT COUNT AGAINST EITHER THE STATE FISCAL YEAR
11 SPENDING LIMIT IMPOSED BY SECTION 20 OF ARTICLE X OF THE STATE
12 CONSTITUTION OR THE EXCESS STATE REVENUES CAP, AS DEFINED IN
13 SECTION 24-77-103.6 (6)(b), SO LONG AS THE ENTERPRISE QUALIFIES AS
14 AN ENTERPRISE FOR PURPOSES OF SECTION 20 OF ARTICLE X OF THE STATE
15 CONSTITUTION; AND

16 (IV) NO OTHER ENTERPRISE CREATED SIMULTANEOUSLY OR
17 WITHIN THE PRECEDING FIVE YEARS SERVES PRIMARILY THE SAME PURPOSE
18 AS THE ENTERPRISE, AND THE ENTERPRISE WILL GENERATE REVENUE FROM
19 FEES AND SURCHARGES OF LESS THAN ONE HUNDRED MILLION DOLLARS
20 TOTAL IN ITS FIRST FIVE FISCAL YEARS. ACCORDINGLY, THE CREATION OF
21 THE ENTERPRISE DOES NOT REQUIRE VOTER APPROVAL PURSUANT TO
22 SECTION 24-77-108.

23 **10-4-2002. Definitions.**

24 AS USED IN THIS PART 20, UNLESS THE CONTEXT OTHERWISE
25 REQUIRES:

26 (1) "BOARD" OR "ENTERPRISE BOARD" MEANS THE GOVERNING
27 BOARD OF THE STRENGTHEN COLORADO HOMES ENTERPRISE.

1 (2) "FEE" MEANS THE FEE THAT THE ENTERPRISE BOARD IMPOSES
2 AND COLLECTS PURSUANT TO SECTION 10-4-2003 (4).

3 (3) "FUND" MEANS THE STRENGTHEN COLORADO HOMES
4 ENTERPRISE FUND CREATED IN SECTION 10-4-2003 (5).

5 (4) "GRANT PROGRAM" MEANS THE STRENGTHEN COLORADO
6 HOMES ENTERPRISE GRANT PROGRAM CREATED IN SECTION 10-4-2004.

7 (5) (a) "INSURER" MEANS AN ADMITTED INSURANCE COMPANY
8 THAT OFFERS MULTIPERIL HOMEOWNER'S INSURANCE POLICIES IN THE
9 STATE AND IS SUBJECT TO THE COLORADO DIVISION OF INSURANCE
10 STATISTICAL REPORT, LINE 4.

11 (b) "INSURER" DOES NOT INCLUDE THE FAIR ACCESS TO INSURANCE
12 REQUIREMENTS PLAN ASSOCIATION CREATED IN SECTION 10-4-1804.

13 (6) "RESILIENT ROOF SYSTEM" MEANS A ROOF THAT HAS OBTAINED
14 A VERIFIED WIND AND HAIL CERTIFICATION FROM THE INSURANCE
15 INSTITUTE FOR BUSINESS AND HOME SAFETY "FORTIFIED" PROGRAM OR
16 A SIMILAR SCIENCE-BASED, VERIFIABLE CERTIFICATION, AS DETERMINED
17 BY THE BOARD BY RULE.

18 (7) "STRENGTHEN COLORADO HOMES ENTERPRISE" OR
19 "ENTERPRISE" MEANS THE STRENGTHEN COLORADO HOMES ENTERPRISE
20 CREATED IN SECTION 10-4-2003 (1).

21 **10-4-2003. Strengthen Colorado homes enterprise - creation**
22 **- purpose - enterprise board - powers and duties - fee - fund - gifts,**
23 **grants, or donations - rules - reporting - repeal.**

24 (1) **Enterprise - creation - purpose.**

25 (a) (I) THE STRENGTHEN COLORADO HOMES ENTERPRISE IS
26 CREATED IN THE DIVISION. THE ENTERPRISE IS A **TYPE 1** ENTITY, AS
27 DEFINED IN SECTION 24-1-105, AND EXERCISES ITS POWERS AND PERFORMS

1 ITS DUTIES AND FUNCTIONS UNDER THE DIVISION. THE ENTERPRISE IS AND
2 OPERATES AS A GOVERNMENT-OWNED BUSINESS WITHIN THE DIVISION.

3 (II) THE BUSINESS PURPOSE OF THE ENTERPRISE, ACTING THROUGH
4 THE BOARD, IS TO IMPOSE AND COLLECT A FEE CHARGED TO INSURERS
5 THAT OFFER MULTIPERIL HOMEOWNER'S INSURANCE POLICIES AND TO USE
6 THE REVENUE FROM THE FEE TO PROVIDE THE FOLLOWING BUSINESS
7 SERVICES, AS DETERMINED BY THE BOARD, TO INSURERS PAYING THE FEE:

8

9 (A) REDUCING INSURER LOSSES AND ADMINISTRATIVE EXPENSES
10 DUE TO HAIL DAMAGE CLAIMS BY DEFRAYING THE COST OF RETROFITTING
11 RESIDENTIAL PROPERTY BY PROVIDING GRANTS FOR THE INSTALLATION OF
12 RESILIENT ROOF SYSTEMS;

13 (B) ANALYZING DATA ON HAIL LOSSES IN THE HOMEOWNER'S
14 INSURANCE MARKET TO IDENTIFY THE AREAS OF THE STATE TO TARGET
15 FOR THE INSTALLATION OF RESILIENT ROOF SYSTEMS TO MAXIMIZE
16 INSURER SAVINGS;

17 (C) SETTING STANDARDS FOR RESILIENT ROOF SYSTEMS THAT
18 INSURERS MAY RELY UPON AND ENSURING THAT THERE IS A WORKFORCE
19 TRAINED TO CERTIFY FOR INSURERS THAT ROOFS MEET THOSE STANDARDS;

20 (D) CREATING CODES OF CONDUCT FOR ROOFING CONTRACTORS TO
21 ENSURE ROOFS ARE PROPERLY AND APPROPRIATELY INSTALLED, WHICH
22 BENEFITS INSURERS BY REDUCING THEIR CLAIMS LOSSES;

23 (E) EVALUATING ROOFING PROTOCOLS TO ASCERTAIN IF THE
24 PROTOCOLS MEET SIMILAR SCIENCE-BASED, CERTIFIABLE STANDARDS, AS
25 THOSE OF THE INSURANCE INSTITUTE FOR BUSINESS AND HOME SAFETY'S
26 "FORTIFIED" PROGRAM;

27 (F) AWARDING GRANTS TO INDIVIDUALS TO DEFRAY THE COSTS OF

1 TRAINING AND CERTIFICATION RELATING TO INSTALLING AND CERTIFYING
2 RESILIENT ROOF SYSTEMS AND TO DEVELOP THE WORKFORCE FOR
3 INSTALLING AND CERTIFYING RESILIENT ROOF SYSTEMS;

4 (G) REDUCING THE FREQUENCY OF WIND AND HAIL DAMAGE
5 CLAIMS ON INSURED RESIDENCES;

6 (H) IMPROVING INSURANCE MARKET STABILITY THROUGHOUT THE
7 STATE; AND

8 (I) CONDUCTING A STUDY TO ANALYZE INSURANCE RISK IN
9 HIGH-RISK WILDFIRE AREAS OF THE STATE, WHICH ANALYSIS INCLUDES THE
10 DEGREE OF MARKET COMPETITION AMONG INSURERS IN THOSE AREAS AND
11 THE IMPACT OF A HIGH RISK PROGRAM ON THE POTENTIAL LOSSES IN AND
12 THE AVAILABILITY OF HOMEOWNER'S INSURANCE IN HIGH-RISK WILDFIRE
13 AREAS OF THE STATE.

14 (b) THE ENTERPRISE IS AUTHORIZED TO ISSUE REVENUE BONDS.

15 (c) THE ENTERPRISE CONSTITUTES AN ENTERPRISE FOR PURPOSES
16 OF SECTION 20 OF ARTICLE X OF THE STATE CONSTITUTION SO LONG AS IT
17 RETAINS THE AUTHORITY TO ISSUE REVENUE BONDS AND RECEIVES LESS
18 THAN TEN PERCENT OF ITS TOTAL REVENUES IN GRANTS FROM ALL
19 COLORADO STATE AND LOCAL GOVERNMENTS COMBINED. SO LONG AS IT
20 CONSTITUTES AN ENTERPRISE PURSUANT TO THIS SUBSECTION (1), THE
21 ENTERPRISE IS NOT SUBJECT TO SECTION 20 OF ARTICLE X OF THE STATE
22 CONSTITUTION.

23 (2) **Enterprise board.**

24 (a) THE ENTERPRISE IS GOVERNED BY THE ENTERPRISE BOARD.

25 (b) THE BOARD CONSISTS OF THE FOLLOWING SEVEN VOTING
26 MEMBERS:

27 (I) THE COMMISSIONER OR THE COMMISSIONER'S DESIGNEE; AND

1 (II) THE FOLLOWING SIX MEMBERS APPOINTED BY THE GOVERNOR
2 AND CONFIRMED BY THE SENATE TO SERVE THREE-YEAR TERMS:

3 (A) TWO MEMBERS WHO REPRESENT INSURERS WITH EXPERTISE IN
4 HOMEOWNER'S INSURANCE;

5 (B) ONE MEMBER WHO IS A COUNTY COMMISSIONER OR A COUNTY
6 EMPLOYEE WHO HAS EXPERTISE OR EXPERIENCE IN HOME HARDENING OR
7 OTHER RISK MITIGATION ACTIVITIES;

8 (C) ONE MEMBER WHO REPRESENTS CONSUMERS;

9 (D) ONE MEMBER WITH EXPERTISE IN HOME HARDENING, ROOFING
10 CONSTRUCTION, OR MANUFACTURING RESILIENT ROOF SYSTEMS OR
11 MATERIALS; AND

12 (E) ONE MEMBER WITH TECHNICAL EXPERTISE IN HOMEOWNER'S
13 INSURANCE, SUCH AS EXPERTISE IN UNDERWRITING, ACTUARIAL ANALYSIS,
14 OR CLAIMS HANDLING, OR EXPERTISE IN HOME HARDENING.

15 (c) OF THE FIRST MEMBERS APPOINTED TO THE BOARD PURSUANT
16 TO SUBSECTION (2)(b)(II) OF THIS SECTION, THE GOVERNOR SHALL SELECT
17 TWO MEMBERS TO SERVE AN INITIAL TERM OF TWO YEARS.

18 (d) (I) THE GOVERNOR SHALL MAKE THE INITIAL APPOINTMENTS TO
19 THE BOARD NO LATER THAN JANUARY 1, 2027.

20 (II) SUBSECTION (2)(c) OF THIS SECTION AND THIS SUBSECTION
21 (2)(d) ARE REPEALED, EFFECTIVE JULY 1, 2027.

22 (e) THE COMMISSIONER OR THE COMMISSIONER'S DESIGNEE IS THE
23 CHAIR OF THE BOARD.

24 (f) MEMBERS OF THE BOARD SERVE WITHOUT COMPENSATION BUT
25 MUST BE REIMBURSED FROM MONEY IN THE FUND FOR ACTUAL AND
26 NECESSARY EXPENSES INCURRED IN THE PERFORMANCE OF THEIR DUTIES
27 PURSUANT TO THIS PART 20.

1 (g) EACH MEMBER OF THE BOARD SHALL DISCLOSE ANY ACTUAL OR
2 POTENTIAL CONFLICT OF INTEREST, INCLUDING ANY FINANCIAL INTEREST
3 IN CONTRACTS, GRANTS, OR STANDARDS CONSIDERED, AWARDED,
4 ADOPTED, OR RECOMMENDED BY THE BOARD.

5 (h) THE ENTERPRISE BOARD IS SUBJECT TO THE OPEN MEETINGS
6 PROVISIONS OF THE "COLORADO SUNSHINE ACT OF 1972" CONTAINED IN
7 PART 4 OF ARTICLE 6 OF TITLE 24. EXCEPT AS MAY OTHERWISE BE
8 PROVIDED BY FEDERAL LAW OR STATE LAW, THE RECORDS OF THE
9 ENTERPRISE ARE PUBLIC RECORDS, AS DEFINED IN SECTION 24-72-202 (6),
10 AND ARE SUBJECT TO THE "COLORADO OPEN RECORDS ACT", PART 2 OF
11 ARTICLE 72 OF TITLE 24.

12 (3) **Powers and duties.**

13 (a) THE PRIMARY POWERS AND DUTIES OF THE ENTERPRISE, ACTING
14 THROUGH THE BOARD, ARE TO:

15 (I) IMPOSE AND COLLECT THE FEE PURSUANT TO SUBSECTION (4)
16 OF THIS SECTION;

17 (II) AWARD GRANTS FROM MONEY IN THE FUND IN ACCORDANCE
18 WITH THE GRANT PROGRAM REQUIREMENTS SPECIFIED IN SECTION
19 10-4-2004;

20 (III) ISSUE REVENUE BONDS FOR THE EXPENSES OF THE
21 ENTERPRISE, SECURED BY REVENUE OF THE ENTERPRISE;

22 (IV) INVEST THE REVENUE FROM THE ISSUANCE AND SALE OF
23 REVENUE BONDS AND THE IMPOSITION AND COLLECTION OF THE FEE. IN
24 INVESTING THE REVENUE, THE ENTERPRISE MAY:

25 (A) INVEST THE REVENUE WITHOUT REGARD TO THE LIMITATIONS
26 SET FORTH IN SECTION 24-36-103, 24-75-601.1, OR 24-75-603; AND

27 (B) ENTER INTO CONTRACTS WITH PRIVATE PROFESSIONAL FUND

1 MANAGERS TO PROVIDE EXPERTISE, TECHNICAL SUPPORT, AND ADVICE ON
2 INVESTMENT MARKET CONDITIONS. IN SEEKING BIDS FOR SUCH
3 CONTRACTS, THE ENTERPRISE SHALL EMPLOY STANDARD PUBLIC BIDDING
4 PRACTICES, INCLUDING THE USE OF REQUESTS FOR INFORMATION,
5 REQUESTS FOR PROPOSALS, OR ANY OTHER STANDARD VENDOR SELECTION
6 PRACTICES DETERMINED BY THE ENTERPRISE TO BE BEST SUITED TO
7 SELECTING AN APPROPRIATE PRIVATE PROFESSIONAL FUND MANAGER.

8 (V) PAY THE ADMINISTRATIVE EXPENSES OF THE ENTERPRISE;

9 (VI) ENGAGE THE SERVICES OF PUBLIC OR PRIVATE ENTITIES,
10 CONTRACTORS, OR CONSULTANTS FOR PROFESSIONAL AND TECHNICAL
11 ASSISTANCE AND TO PROVIDE ADVICE AND OTHER SERVICES RELATED TO
12 CONDUCTING THE AFFAIRS OF THE ENTERPRISE, WITHOUT REGARD TO THE
13 "PROCUREMENT CODE", ARTICLES 101 TO 112 OF TITLE 24. IN
14 CONDUCTING ITS AFFAIRS, THE ENTERPRISE SHALL:

15 (A) ENGAGE THE ATTORNEY GENERAL'S OFFICE FOR LEGAL
16 SERVICES; AND

17 (B) ENTER INTO A CONTRACT OR CONTRACTS WITH THE DIVISION
18 AT FAIR MARKET RATES FOR OFFICE SPACE AND ADMINISTRATIVE STAFF
19 FOR THE ENTERPRISE; ■

20 ■

21 (VII) PREPARE AND SUBMIT AN ANNUAL FINANCIAL REPORT
22 PURSUANT TO SUBSECTION (7) OF THIS SECTION CONCERNING THE
23 ADMINISTRATION OF THE ENTERPRISE AND THE GRANT PROGRAM AND POST
24 THE REPORT ON THE ENTERPRISE'S PUBLIC-FACING WEBSITE; AND

25 (VIII) EXERCISE ALL RIGHTS AND POWERS NECESSARY OR
26 INCIDENTAL TO OR IMPLIED FROM THE SPECIFIC POWERS AND DUTIES
27 GRANTED IN THIS PART 20.

1 (b) THE ENTERPRISE, ACTING THROUGH THE BOARD, MAY SEEK,
2 ACCEPT, AND EXPEND GRANTS OR OTHER MONEY FROM THE FEDERAL
3 GOVERNMENT AND GIFTS, GRANTS, OR DONATIONS FROM OTHER PUBLIC
4 AND PRIVATE SOURCES TO SUPPORT AND ENHANCE ENTERPRISE
5 ACTIVITIES; EXCEPT THAT THE ENTERPRISE SHALL NOT ACCEPT GRANTS
6 FROM THE STATE OR FROM LOCAL GOVERNMENTS UNLESS THE COMBINED
7 TOTAL OF ALL GRANTS FROM SUCH SOURCES IS UNDER TEN PERCENT OF
8 THE ENTERPRISE'S ANNUAL REVENUE.

9 (4) **Fee.**

10 (a) BEGINNING IN THE 2027 CALENDAR YEAR, ON OR BEFORE A
11 DATE DETERMINED BY THE ENTERPRISE BOARD, AND ANNUALLY EACH
12 CALENDAR YEAR THEREAFTER ON OR BEFORE THE SAME DATE, THE
13 ENTERPRISE BOARD SHALL IMPOSE AND COLLECT A FEE ON EACH INSURER
14 IN AN AMOUNT EQUAL TO ONE-HALF OF ONE PERCENT OF THE TOTAL
15 PREMIUM COLLECTED BY THE INSURER ON MULTIPERIL HOMEOWNER'S
16 INSURANCE POLICIES ISSUED IN THE STATE IN THE IMMEDIATELY
17 PRECEDING CALENDAR YEAR.

18 (b) EACH INSURER SHALL PAY THE FEE TO THE ENTERPRISE AND
19 SHALL NOT SURCHARGE THE FEE AMOUNT TO POLICYHOLDERS.

20 (c) THE STATE TREASURER SHALL CREDIT THE FEES COLLECTED TO
21 THE FUND. A FEE COLLECTED BY THE ENTERPRISE IS EXCLUDED FROM THE
22 STATE'S FISCAL YEAR SPENDING.

23 (d) NOTWITHSTANDING SUBSECTION (4)(a) OF THIS SECTION, THE
24 ENTERPRISE MAY LOWER THE FEE OR CEASE COLLECTING THE FEE IN ANY
25 CALENDAR YEAR TO ENSURE THAT THE TOTAL AMOUNT OF FEE REVENUE
26 DOES NOT EXCEED ONE HUNDRED MILLION DOLLARS OVER THE FIRST FIVE
27 FISCAL YEARS OF THE ENTERPRISE'S EXISTENCE.

1 (e) THE BOARD MAY REQUEST INFORMATION FROM INSURERS
2 ABOUT POLICIES AND CONTRACTS ONLY TO THE EXTENT THE INFORMATION
3 IS REASONABLY NECESSARY TO ADMINISTER THE GRANT PROGRAM, IMPOSE
4 AND COLLECT THE FEE, OR IMPLEMENT OTHER REQUIREMENTS IN THIS PART
5 20. INSURER DATA REQUESTS SHALL BE COORDINATED THROUGH THE
6 DIVISION AND, TO THE EXTENT PRACTICABLE, BE LIMITED TO INFORMATION
7 ALREADY COLLECTED BY THE DIVISION OR AVAILABLE THROUGH EXISTING
8 REGULATORY REPORTING. ==

9 (f) THE BOARD SHALL ADOPT ANY RULES NECESSARY FOR THE
10 IMPOSITION AND COLLECTION OF THE FEE.

11 (5) **Fund.**

12 (a) THE STRENGTHEN COLORADO HOMES ENTERPRISE FUND IS
13 CREATED IN THE STATE TREASURY.

14 (b) THE FUND CONSISTS OF:

15 (I) FEES IMPOSED AND COLLECTED PURSUANT TO SUBSECTION (4)
16 OF THIS SECTION;

17 (II) GRANTS OR OTHER MONEY RECEIVED FROM THE FEDERAL
18 GOVERNMENT OR GIFTS, GRANTS, AND DONATIONS RECEIVED FROM PUBLIC
19 OR PRIVATE SOURCES TO SUPPORT OR ENHANCE ENTERPRISE ACTIVITIES;

20 ==
21 (III) ANY MONEY FROM REVENUE BONDS ISSUED PURSUANT TO
22 SUBSECTION (3)(a)(III) OF THIS SECTION; AND

23 (IV) ANY MONEY THAT THE GENERAL ASSEMBLY MAY
24 APPROPRIATE OR TRANSFER TO THE FUND.

25 (c) MONEY IN THE FUND IS CONTINUOUSLY APPROPRIATED TO THE
26 ENTERPRISE FOR THE PURPOSES SET FORTH IN THIS PART 20 AND TO PAY
27 THE ENTERPRISE'S REASONABLE AND NECESSARY ADMINISTRATIVE AND

1 OPERATING EXPENSES.

2 (d) THE STATE TREASURER SHALL CREDIT ALL INTEREST AND
3 INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT OF MONEY IN THE
4 FUND TO THE FUND.

5 (6) **Rules.** THE ENTERPRISE BOARD MAY ADOPT, AMEND, OR
6 REPEAL RULES OR POLICIES THAT ARE REASONABLE AND NECESSARY FOR
7 THE REGULATION OF THE ENTERPRISE'S AFFAIRS AND THE CONDUCT OF THE
8 ENTERPRISE'S BUSINESS CONSISTENT WITH THIS PART 20, INCLUDING
9 GRANT PROGRAM RULES SPECIFIED IN SECTION 10-4-2004 (7).

10 (7) **Reporting.**

11 (a) NOTWITHSTANDING SECTION 24-1-136 (11)(a)(I), BEGINNING
12 JULY 1, 2028, AND EACH JULY 1 THEREAFTER, THE ENTERPRISE SHALL
13 SUBMIT A REPORT TO THE COMMITTEES OF REFERENCE OF THE GENERAL
14 ASSEMBLY TO WHICH THE DEPARTMENT IS ASSIGNED PURSUANT TO
15 SECTION 2-7-203 CONCERNING THE IMPLEMENTATION AND
16 ADMINISTRATION OF THE ENTERPRISE AND THE GRANT PROGRAM.

17 (b) THE ANNUAL REPORT MUST INCLUDE:

18 (I) THE AMOUNT OF FEES COLLECTED FROM INSURERS AND THE
19 UNOBLIGATED BALANCE OF THE FUND;

20 (II) THE NUMBER OF GRANT PROGRAM APPLICATIONS AND THE
21 AMOUNT OF GRANTS AWARDED;

22 (III) THE AREAS OF THE STATE WHERE GRANT PROGRAM
23 RECIPIENTS RESIDE;

24 (IV) IF THE BOARD AWARDS GRANTS FOR WORKFORCE TRAINING,
25 INFORMATION ABOUT THE STRUCTURE OF THE TRAINING PROGRAMS AND
26 THE NUMBER OF CONTRACTORS TRAINED; AND

27 (V) ANY OTHER INFORMATION RELEVANT TO THE SUCCESS OF THE

1 ENTERPRISE AND THE GRANT PROGRAM.

2 **10-4-2004. Strengthen Colorado homes enterprise grant**
3 **program - application - eligibility criteria - award of grants - rules.**

4 (1) THERE IS CREATED IN THE ENTERPRISE THE STRENGTHEN
5 COLORADO HOMES ENTERPRISE GRANT PROGRAM TO PROVIDE GRANTS TO
6 COLORADO HOMEOWNERS TO RETROFIT RESIDENTIAL PROPERTY TO
7 REDUCE INSURER LOSSES DUE TO COMMON PERILS, INCLUDING HAIL AND
8 WINDSTORMS.

9 (2) (a) SUBJECT TO AVAILABLE REVENUE IN THE FUND, THE BOARD
10 SHALL AWARD GRANTS, IN ACCORDANCE WITH THIS SECTION, FROM THE
11 FUND. THE BOARD MAY ESTABLISH PROCEDURES AND CRITERIA FOR THE
12 AWARD OF GRANTS IF THERE IS INSUFFICIENT MONEY IN THE FUND TO
13 AWARD GRANTS TO ALL ELIGIBLE HOMEOWNER APPLICANTS.

14 (b) THE BOARD MAY CONTRACT WITH A THIRD-PARTY VENDOR TO
15 ADMINISTER THE GRANT PROGRAM.

16 (3) IN ADDITION TO ANY GRANT PROGRAM CRITERIA ESTABLISHED
17 BY THE BOARD BY RULE, A HOMEOWNER AWARDED A GRANT SHALL, AS
18 APPLICABLE:

19 (a) HAVE AN INSURABLE RESIDENTIAL PROPERTY LOCATED IN
20 COLORADO THAT IS COVERED BY A HOMEOWNER'S INSURANCE POLICY;

21 (b) OBTAIN ALL PERMITS REQUIRED BY LAW FOR INSTALLATION OR
22 RETROFITTING;

23 (c) COMPLY WITH ALL APPLICABLE BUILDING CODES;

24 (d) ARRANGE AND PAY FOR INSPECTIONS REQUIRED BY LAW AND
25 THE TERMS OF THE GRANT PROGRAM;

26 (e) CONSTRUCT A ROOF THAT MEETS RESILIENT ROOF SYSTEM
27 STANDARDS; AND

- 1 (f) SELECT A CONTRACTOR LICENSED IN THE STATE THAT:
- 2 (I) IS A MEMBER OF A PROFESSIONAL ASSOCIATION THAT
- 3 PROMOTES BEST PRACTICES AND ETHICAL BEHAVIORS IN THE ROOFING
- 4 INDUSTRY;
- 5 (II) ATTESTS THAT THE CONTRACTOR DOES NOT WAIVE
- 6 DEDUCTIBLES AND AGREES TO REPAIR, RATHER THAN REPLACE, ROOFS
- 7 WHEN APPROPRIATE IN ACCORDANCE WITH RULES ADOPTED BY THE
- 8 BOARD; AND
- 9 (III) MEETS ANY OTHER CRITERIA ESTABLISHED BY THE BOARD.
- 10 (4) A CONTRACTOR THAT IS AWARDED BIDS AND RECEIVES GRANT
- 11 MONEY FROM THE GRANT PROGRAM IS PROHIBITED FROM WAIVING
- 12 HOMEOWNER'S INSURANCE DEDUCTIBLES.
- 13 (5) THE BOARD MAY PERFORM AUDITS TO VERIFY:
- 14 (a) THE ACCURACY OF THE INFORMATION INCLUDED IN AN
- 15 APPLICATION; AND
- 16 (b) THAT THE APPLICANT MEETS ALL ELIGIBILITY CRITERIA.
- 17 (6) A HOMEOWNER SHALL NOT USE MONEY THAT IS AWARDED AS
- 18 A GRANT TO PAY FOR GENERAL ROOF MAINTENANCE OR REPAIR BUT MAY
- 19 USE GRANT PROGRAM MONEY IN CONJUNCTION WITH REPAIRS OR
- 20 RECONSTRUCTION NECESSITATED BY DAMAGE FROM WIND OR HAIL OR FOR
- 21 PROACTIVE RETROFITTING NECESSITATED BY OR DESIGNED TO PREVENT
- 22 SUCH DAMAGE, CONSISTENT WITH STANDARDS ADOPTED BY THE BOARD
- 23 PURSUANT TO SUBSECTION (7) OF THIS SECTION.
- 24 (7) (a) THE BOARD SHALL ADOPT RULES FOR THE ADMINISTRATION
- 25 AND IMPLEMENTATION OF THE GRANT PROGRAM, INCLUDING THE
- 26 STANDARDS FOR A RESILIENT ROOF SYSTEM, THE CRITERIA USED TO
- 27 DETERMINE WHETHER AN APPLICANT IS ELIGIBLE FOR A GRANT UNDER THIS

1 SECTION, AND THE AMOUNT AND TIMING OF THE GRANT AWARD. IN
2 AWARDING GRANTS, THE BOARD SHALL PRIORITIZE HOMES THAT ARE AN
3 APPLICANT'S PRIMARY RESIDENCE. IN ESTABLISHING ELIGIBILITY
4 REQUIREMENTS FOR THE GRANTS, THE BOARD SHALL CONSIDER APPLICANT
5 INCOME; WHETHER AN APPLICANT LIVES IN A LOCATION THAT, BASED ON
6 HISTORICAL DATA, HAS A HIGHER SUSCEPTIBILITY TO EXTREME WEATHER
7 EVENTS; THE AGE OF THE ROOF; THE SIZE OF THE HOME; WHETHER THE
8 HOME IS LOCATED IN A LOCALITY WITH HAIL-RESISTANT BUILDING CODE
9 REQUIREMENTS; THE NUMBER OF APPLICANTS FOR THE GRANT PROGRAM;
10 AND ANY OTHER CRITERIA THE BOARD DETERMINES IS APPROPRIATE TO
11 MEET THE PURPOSE OF THE ENTERPRISE AND THE MONEY AVAILABLE FOR
12 GRANTS.

13 (b) IN ESTABLISHING RESILIENT ROOF SYSTEM STANDARDS, THE
14 BOARD MAY PRIORITIZE THE USE OF MATERIALS THAT ARE
15 IMPACT-RESISTANT AND PROVEN TO OFFER SUPERIOR PROTECTIONS
16 AGAINST EXTREME WEATHER EVENTS AND MAY INCENTIVIZE MATERIALS
17 WITH REDUCED ENVIRONMENTAL IMPACTS.

18 (c) THE BOARD MAY ALSO ESTABLISH STANDARDS FOR
19 CONTRACTOR-SPECIALIZED TRAINING IN THE INSTALLATION OF
20 IMPACT-RESISTANT ROOFING SYSTEMS.

21 (8) ■ IN ORDER TO DEVELOP THE NECESSARY WORKFORCE FOR
22 INSTALLING AND CERTIFYING RESILIENT ROOF SYSTEMS, THE BOARD MAY
23 ALSO AWARD GRANTS TO DEFRAY THE COSTS TO INDIVIDUALS FOR
24 TRAINING AND CERTIFICATION RELATED TO INSTALLING AND CERTIFYING
25 RESILIENT ROOF SYSTEMS; EXCEPT THAT BOARD RULES MUST REQUIRE
26 THAT AT LEAST EIGHTY-FIVE PERCENT OF FEE REVENUE IS ALLOCATED TO
27 GRANTS TO COLORADO HOMEOWNERS TO RETROFIT RESIDENTIAL

1 PROPERTY TO REDUCE INSURER LOSSES DUE TO HAIL AND WINDSTORMS.

2

3 (9) NOTHING IN THIS SECTION CREATES:

4 (a) AN ENTITLEMENT FOR A HOMEOWNER TO RECEIVE GRANT
5 PROGRAM MONEY TO INSPECT OR RETROFIT RESIDENTIAL PROPERTY; OR

6 (b) AN OBLIGATION FOR THE STATE TO APPROPRIATE MONEY TO
7 INSPECT OR RETROFIT RESIDENTIAL PROPERTY.

8 **10-4-2005. Study regarding insurance risk in high-risk**
9 **wildfire areas of the state - repeal.**

10 (1) THE BOARD SHALL CONDUCT OR CAUSE TO BE CONDUCTED A
11 STUDY TO ANALYZE:

12 (a) THE INSURANCE RISK IN HIGH-RISK WILDFIRE AREAS OF THE
13 STATE, INCLUDING AN ANALYSIS OF THE DEGREE OF MARKET COMPETITION
14 AMONG INSURERS IN THOSE AREAS; AND

15 (b) THE IMPACT OF A HIGH RISK PROGRAM ON THE POTENTIAL
16 LOSSES IN THE HIGH-RISK WILDFIRE AREAS OF THE STATE AND ON THE
17 AVAILABILITY OF HOMEOWNER'S INSURANCE IN THOSE AREAS.

18 (2) THE STUDY SHALL EVALUATE AND MAKE RECOMMENDATIONS
19 REGARDING THE STRUCTURE OF A HIGH RISK PROGRAM, APPROPRIATE
20 ATTACHMENT POINTS AND CAPS, AND WAYS TO AVOID COMPETITION WITH
21 THE PRIVATE INSURANCE MARKET. THE STUDY MAY EXPLORE POTENTIAL
22 FUNDING MECHANISMS FOR THE PROGRAM.

23 (3) THE BOARD MAY CONTRACT WITH A THIRD PARTY TO CONDUCT
24 ALL OR PART OF THE STUDY. THE BOARD, OR A THIRD PARTY THE BOARD
25 ENTERS INTO A CONTRACT WITH TO CONDUCT THE STUDY, SHALL ENGAGE
26 WITH RELEVANT STAKEHOLDERS IN CONDUCTING THE STUDY. RELEVANT
27 STAKEHOLDERS MUST INCLUDE, AT A MINIMUM:

- 1 (a) REPRESENTATIVES OF REINSURERS;
- 2 (b) REPRESENTATIVES OF INSURERS WRITING HOMEOWNER'S
- 3 INSURANCE CONTRACTS OR POLICIES IN COLORADO;
- 4 (c) REPRESENTATIVES OF REINSURANCE BROKERS;
- 5 (d) INDIVIDUALS WITH EXPERTISE IN COMPLEX FINANCIAL
- 6 INSTRUMENTS AND DEBT INSTRUMENTS; AND
- 7 (e) CONSUMERS OR INDIVIDUALS WITH EXPERIENCE IN WILDFIRE
- 8 MITIGATION.

9 (4) THE BOARD SHALL SUBMIT THE STUDY REQUIRED BY
10 SUBSECTIONS (1) AND (2) OF THIS SECTION TO THE HOUSE OF
11 REPRESENTATIVES TRANSPORTATION, HOUSING, AND LOCAL GOVERNMENT
12 COMMITTEE AND THE SENATE LOCAL GOVERNMENT AND HOUSING
13 COMMITTEE, OR THEIR SUCCESSOR COMMITTEES, AND SHALL PUBLISH THE
14 STUDY ON THE DIVISION'S WEBSITE.

15 (5) THIS SECTION IS REPEALED, EFFECTIVE JULY 1, 2031.

16 **10-4-2006. Severability.**

17 IF ANY PROVISION OF THIS PART 20 OR THE APPLICATION OF THIS
18 PART 20 TO ANY PERSON OR CIRCUMSTANCE IS HELD INVALID, THE
19 INVALIDITY DOES NOT AFFECT OTHER PROVISIONS OR APPLICATIONS OF
20 THIS PART 20 THAT CAN BE GIVEN EFFECT WITHOUT THE INVALID
21 PROVISION OR APPLICATION, AND TO THIS END THE PROVISIONS OF THIS
22 PART 20 ARE DECLARED TO BE SEVERABLE.

23

24 **SECTION 2.** In Colorado Revised Statutes, 10-4-405, **add** (1.2)
25 as follows:

26 **10-4-405. Filing of rating information - certain coverages -**
27 **rules.**

1 (1.2) NO SOONER THAN JANUARY 1, 2027, AND UPON THE
2 COMMISSIONER ADOPTING RULES, AN INSURER OFFERING MULTIPERIL
3 HOMEOWNER'S INSURANCE FOR PROPERTY OR RISKS LOCATED IN THE
4 STATE SHALL SUBMIT AN ANNUAL FILING TO THE COMMISSIONER. THE
5 ANNUAL FILING MUST INCLUDE AN EXHIBIT REPORTING:

6 (a) THE NUMBER OF POLICIES IN FORCE;

7 (b) THE NUMBER OF HOMES THAT HAVE INSTALLED A RESILIENT
8 ROOF SYSTEM;

9 (c) THE DISCOUNT APPLIED TO HOMES DUE TO THE PRESENCE OF A
10 RESILIENT ROOF SYSTEM; AND

11 (d) THE WIND AND HAIL CLAIMS FREQUENCY AND SEVERITY FOR
12 HOMES WITH AND WITHOUT A RESILIENT ROOF SYSTEM.

13 **SECTION 3. Appropriation.** For the 2026-27 state fiscal year,
14 \$66,250 is appropriated to the department of law. This appropriation is
15 from the legal services cash fund created in section 24-31-108 (4), C.R.S.,
16 from revenue received from the department of regulatory agencies that is
17 continuously appropriated to the department of regulatory agencies from
18 the strengthen Colorado homes enterprise fund created in section
19 10-4-2003 (5)(a), C.R.S. The appropriation to the department of law is
20 based on an assumption that the department of law will require an
21 additional 0.3 FTE. To implement this act, the department of law may use
22 this appropriation to provide legal services for the department of
23 regulatory agencies.

24 **SECTION 4. Act subject to petition - effective date.** This act
25 takes effect at 12:01 a.m. on the day following the expiration of the
26 ninety-day period after final adjournment of the general assembly (August
27 12, 2026, if adjournment sine die is on May 13, 2026); except that, if a

1 referendum petition is filed pursuant to section 1 (3) of article V of the
2 state constitution against this act or an item, section, or part of this act
3 within such period, then the act, item, section, or part will not take effect
4 unless approved by the people at the general election to be held in
5 November 2026 and, in such case, will take effect on the date of the
6 official declaration of the vote thereon by the governor.