Board of Directors Summary Report
April 2026

2026 Legislative Session Overview

Colorado's General Assembly reconvened on January 14, 2026, initiating a 120-day legislative session impacting real estate statewide. Key issues include housing affordability, inventory, insurance, taxation, and private property rights. CAR has tracked 69 of 673 bills, reviewed by more than 50 LPC members representing 20 local associations. The session concludes May 13, 2026.

Legislative Policy Committee (LPC) Update

1. HB 26-1119 (Land Tax) – Defeated through coordinated grassroots outreach exceeding 2,100 messages.
2. HB 1036 (Vacancy Tax) – Defeated, protecting property rights and housing stability.
3. HB 1047 – Defeated; avoided increased eviction filing burdens and record suppression.
4. HB 1106 – Defeated; prevented major disruption to eviction processes.
5. HB 1287 – Amended; preserved due process, modernized regulations, and ensured continued oversight.
6. SB 54 – Passed; resolved post-closing occupancy deposit issue and improved transaction flexibility.

Internal Committee Effectiveness

1. Closed meetings improved candid dialogue and decision-making
2. Better alignment on finalized positions
3. Streamlined procedures aligned with Robert's Rules increased efficiency

CARPAC & RPAC Update

CARPAC Progress:

1. Financial report template developed
2. Formal reporting process established
3. First report delivered
4. Bylaws revisions complete
5. Annual coordination with Investment Committee established

RPAC Highlights & Goals:

1. Estes Valley and Grand County achieved NAR Triple Crown status
2. New RPAC tracking tools available
3. Engagement Council expanding participation
4. Fundraising: $221,800 of $795,123 goal (27%)

5. Participation: 22% (goal 33%)
6. Major Investors: 39 (goal 180)

Summary

CAR continues to demonstrate strong governance, operational discipline, and effective advocacy. These efforts position the organization to protect property rights and execute its 2026 priorities with measurable impact.

GOVERNMENT AFFAIRS – Board of Directors Report – April 2026

The 2026 Legislative Session: Key Issues Impacting Colorado Real Estate

Colorado's General Assembly reconvened on January 14th for the 2026 legislative session, beginning 120 days of work that will shape how properties are bought, sold, built, taxed, managed, and regulated across the state. From housing affordability and inventory to insurance, taxation, and private property rights, real estate policy is deeply embedded in this year's legislative agenda.

So far, the Colorado Association of REALTORS® has tracked 69 of the 673 bills and resolutions introduced. These bills are reviewed and discussed by more than 50 members of the Legislative Policy Committee (LPC), representing 20 local associations, ensuring that statewide REALTOR® priorities are thoroughly evaluated and addressed. See all our 2026 bills here.

REALTORS® and the public can follow the legislative process in real time. Floor debates in the Colorado House and Senate typically begin at 9 a.m. and can be viewed online, while committee hearings—where many policy decisions are shaped—are also available for public listening. The legislative schedule is updated daily, allowing stakeholders across the state to monitor bills affecting real estate and property rights. The 2026 legislative session will end on May 13th.

CAR Defeats the Land Tax!

CAR successfully defeated *"Authority for Different Mill Levy Rates"* (HB 1119). CAR's Government Affairs staff testified before lawmakers on April 16, outlining the unintended consequences this proposal would have created, including disproportionate impacts on single-family homeowners, individuals on fixed incomes, and the broader real estate market. The bill risked creating a complex patchwork of property taxation on land values while encouraging rent-generating density at the expense of established homeowner communities. CAR supports increasing housing supply across the continuum—but not in a way that jeopardizes homeowners' stability or their largest investment.

Thank you to all REALTORS® who responded to the Call for Action, this engagement was critical in protecting Colorado homeowners and future buyers! In just under a week, 2,177 messages were delivered, and every state Representative (65 total) received at least 1 message.

Vacancy Tax Also Defeated!

One of the most significant early outcomes of the session came when CAR led efforts to defeat House Bill 1036, which would have authorized local governments to impose vacancy taxes on residential properties. The bill failed in committee on a bipartisan 7–4 vote, following strong testimony from more than a dozen REALTORS® and CAR CEO Tyrone Adams.

The proposed legislation would have allowed municipalities to penalize property owners simply for leaving a home unoccupied for an undefined period. Each local government would have had the authority to establish its own definition of "vacant," without exemptions for common and legitimate circumstances such as family transitions, renovations, tenant turnover, or market conditions.

Beyond concerns about property rights, CAR argued the measure could have unintentionally increased housing costs and slowed housing development. Developers converting vacant commercial buildings to residential use, constructing new housing units, or even employers creating workforce housing could have faced financial penalties if properties were temporarily "vacant."

Tenant Transparency and Housing Provider Protections Upheld

CAR helped defeat *"Protections for Residential Tenants"* (House Bill 1047) on a bipartisan vote in the House Judiciary Committee on February 24, 2026. The measure would have added upfront documentation requirements to eviction filings while simultaneously keeping most eviction records permanently suppressed if they don't involve a "substantial lease violation." Routine matters such as nonpayment of rent would remain sealed, while the bill also expressly permits applicants to decline to disclose those details during screenings.

CAR emphasized that the measure could create uncertainty for housing providers and increase legal risks for smaller landlords. The association thanked the six committee members who opposed the bill and reaffirmed its commitment to policies that balance tenant protections with a stable and functional rental market.

CAR also helped defeat "Eviction Protections for Tenants" (House Bill 1106), which would have:

- Establish a statewide cap on the number of eviction cases scheduled daily
- Expand the grounds for delaying eviction proceedings
- Make the written rental agreement—rather than the eviction notice—the controlling document for determining amounts owed
- Remove the requirement for tenants to post a bond while appealing an eviction
- Extend the execution period for eviction writs to 30 days
- Restrict eviction enforcement during a broad range of weather conditions

Under the proposal, "inclement weather" would include temperatures below 32°F or above 90°F, as well as days with significant rain or snow accumulation. CAR argued that these provisions would have significantly disrupted the eviction process and affected the broader rental housing market.

CAR Secures Major Changes in Renewal of the Division of Real Estate

The Colorado Association of REALTORS® played a leading role in shaping this year's sunset bill, *"Sunset Division of Real Estate"* (House Bill 1287), to continue the Colorado Real Estate Commission and Division of Real Estate, both set to expire in September 2026, for another 10 years. The policy changes within the bill carried significant implications for brokers and consumers, and CAR was actively engaged to ensure the regulatory framework remains fair, effective, and practical.

CAR successfully removed a harmful provision that would have authorized the Commission to impose restitution on brokers. This proposal would have fundamentally shifted the Commission into an adjudicatory role and required licensees to pay potentially tens of thousands of dollars before reinstating their license—costs not covered by errors and omissions insurance. This would have left brokers without a viable path to resolution and consumers without a reliable way to be made whole. By eliminating this language, CAR preserved due process protections and ensured these matters remain in civil court, where appropriate remedies and insurance coverage are available.

In addition, CAR secured several key amendments to modernize and clarify regulations. The bill now ensures that designated brokers can share their clients' confidential information with supervising and/or employing brokers, provided it is not to the detriment of their clients. We also reformed overly burdensome trust account requirements by clarifying that only funds that come into a licensee's possession or control in connection with licensed activities must be held in a trust account, and by updating affiliated business arrangement disclosures so that only the client being represented must sign, while third-party consumers are informed via disclosure. With these changes in place, CAR fully supports HB 1287 and will fight to maintain these amendments as the bill continues through the legislative process.

HB 1287 is expected to pass the House during Colorado Connections, and then we repeat the legislative process in the Senate.

Post Closing Occupancy Agreement (PCOA) Fixed!

CAR worked with legislative leaders to introduce *"Security Deposits & Post-Closing Occupancy Agreements"* (Senate Bill 54) to address a technical issue in the residential market that some have encountered with PCOAs. Current law caps security deposits at two months' rent, but when a seller remains in the home briefly after closing, and no rent is charged, that formula results in a legal maximum deposit of $0. This bill, which CAR was proud to help draft and support, creates a narrow exemption so that the security deposit intended for rentals does not apply to these short-term post-sale occupancy situations, allowing buyers and sellers to use reasonable deposits and to establish these agreements with greater ease. *SB 54 was signed into law by the Governor on April 20th!*

RPAC

- Congrats to **Estes Valley Board of REALTORS®** and **Grand County Board of REALTORS®** for achieving *NAR Triple Crown* status in 2026. We know more local associations are close to hitting their goals, too.
- The RPAC webpage on the CAR website now includes new tools to help local associations and members track their progress toward goals.
- The RPAC Engagement Council is an advisory group whose mission is to grow awareness and engagement around RPAC fundraising. This group is always open to accepting new members. Please reach out to Jesse at jzamora@coloradorealtors.com to attend monthly meetings.
- **2026 RPAC Goals**
    - State Fundraising Goal: $795,123
        - Current Total: $221,800 (27% of total goal)
    - State Participation Goal: 33%
        - Current participation 22% (5,212 participants who have invested >$25)
    - Major Investor Goal: 180
        - Current Major Investors: 39