



## Legislation Details (With Text)

**File #:** Ord 2060      **Version:** 1      **Name:** Construction Defects Ordinance  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/1/2015      **In control:** City Council  
**On agenda:** 8/3/2015      **Final action:** 8/3/2015  
**Title:** AN ORDINANCE AMENDING CHAPTER 5 OF THE COMMERCE CITY REVISED MUNICIPAL CODE BY THE ADDITION OF ARTICLE IX CONCERNING THE REPAIR OF CONSTRUCTION DEFECTS

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance Final

Date	Ver.	Action By	Action	Result
8/3/2015	1	City Council	approved on second & final reading	
7/6/2015	1	City Council	introduced by council as seated and approved on first reading	Pass

AN ORDINANCE AMENDING CHAPTER 5 OF THE COMMERCE CITY REVISED MUNICIPAL CODE BY THE ADDITION OF ARTICLE IX CONCERNING THE REPAIR OF CONSTRUCTION DEFECTS

**Summary and Background Information :** The issue of construction defects litigation has limited the number of owner-occupied multi-family projects being built in Colorado for several years. Much of this is related to large verdicts against builders and developers for construction defects that result in insurance companies declining to write policies for owner-occupied multi-family projects. The city has not seen a new condominium/multi-family project since 2008. In December 2014, City Council adopted Resolution 2014-98, adopting the city's legislative policy principles and identified the issue of owner-occupied housing and construction defects as a specific advocacy area. The Colorado General Assembly failed to enact meaningful construction defects litigation reform during the 2015 legislative session. City Council requested staff bring an ordinance for consideration, similar to those adopted by other metropolitan municipalities, to encourage owner-occupied housing within Commerce City.

**Staff Responsible (Department Head ):** M. Halstead  
**Staff Member Presenting :** City Manager McBroom

**Financial Impact :** \$0  
**Funding Source :** N/A

**Staff Recommendation :** Approve as presented.