



Legislation Text

File #: Ord 2060, **Version:** 1

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.