

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

CITY OF LITTLETON, COLORADO

**Resolution No. 31
Series, 2025**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LITTLETON,
COLORADO, SUPPORTING HOUSE BILL 25-1272 “CONSTRUCTION
DEFECTS AND MIDDLE MARKET HOUSING”**

WHEREAS, housing affordability and attainability is a major concern that has been identified not only within the City of Littleton but also in the entirety of the Denver Metro area; and

WHEREAS, condominiums and townhomes have often served as affordable starter home options, providing a first step in homeownership for many; and

WHEREAS, in recent years the costs of construction defect litigation has chilled the construction market of for-sale multi-family housing such as condominiums and increased insurance costs affecting affordability; and

WHEREAS, before 2009 there were 1.25 new apartments built for every condominium, which has ballooned to 14 new apartments for every condominium; and

WHEREAS, multi-family for-sale housing has been identified as one part of the city’s missing middle housing stock, and the lack of availability creates barriers to many seeking to enter the housing market or remain in the housing market; and

WHEREAS, HB 25-1272 seeks to provide needed construction litigation reform by allowing contractors a right to repair and increasing the number of property owners that are needed to initiate a class action lawsuit; and

WHEREAS, HB 25-1272 would seek require homeowners to mitigate damages that they become aware of; and

WHEREAS, HB-25-1272 would create a rebuttable presumption against defects if there was an issuance of a Certificate of Occupancy.

WHEREAS, it is the hope that the reforms of HB 25-1272 will help decrease insurance costs, ensure homeowners have the right to timely pursue remedies, lead to quicker resolutions of claims, and overall help the affordability of multi-family for sale housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO THAT THE CITY COUNCIL OF THE CITY OF LITTLETON HEREBY SUPPORTS HB 25-172 AND STRONGLY URGES ITS LEGISLATORS TO VOTE YES ON THIS LEGISLATION.

47
48 INTRODUCED, READ, AND ADOPTED at a regularly scheduled meeting of the
49 City Council of the City of Littleton, Colorado, on the 1st day of April, 2025, at 6:30 p.m. at the
50 Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

51 ATTEST:

52
53 _____
54 Colleen L. Norton
55 CITY CLERK

Kyle Schlachter
MAYOR

56
57 APPROVED AS TO FORM:
58
59 _____
60 Reid Betzing
61 CITY ATTORNEY

