



## HB19-1050

**SHORT TITLE:** Encourage Use of Xeriscape in Common Areas

**LONG TITLE:** Concerning the promotion of water-efficient landscaping on property subject to management by local supervisory entities

**SPONSORS:** Rep. Titone

**COMMITTEES:** House Energy & Environment Committee

**PURPOSE OF THE BILL:** To encourage the use of xeriscape and remove barriers to its use imposed by common interest communities which have authority over landscape choices. To prohibit special districts from requiring the planting of turf grass except on surfaces used for organized sports activities and prohibiting them from restrictions on the use of xeriscape or drought resistant vegetation.

**PROPOSERS:** Water conservation community

**POTENTIAL STAKEHOLDERS:** Home owners' associations, property management companies, public and private residential, commercial, and recreation organizations and districts

**BACKGROUND:** Colorado law already prohibits limitation on the use of xeriscape or drought resistant vegetation on individually owned units within a common interest community.

**Is this bill necessary this year?** No

**How does the bill change current law?** This bill extends that prohibition to commonly owned areas of common interest communities and areas controlled by special districts. It does not impact an entity's ability to require certain aesthetic elements such as spacing, height, etc. of plantings.

**Does the bill affect the prior appropriations system?** No

**How is the bill implemented?** It appears to be self-executing; it prohibits certain requirements and voids those that may already exist

**Practical considerations:** Sponsor does not intend for this to be a mandate, just removal of barriers to use of xeriscape or drought resistant landscaping. Watch for amendments that would change that intent.

**Fiscal Impact:** No fiscal statement