

Second Regular Session  
Seventy-third General Assembly  
STATE OF COLORADO

**ENGROSSED**

*This Version Includes All Amendments Adopted  
on Second Reading in the House of Introduction*

LLS NO. 22-0277.01 Richard Sweetman x4333

**HOUSE BILL 22-1111**

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**HOUSE SPONSORSHIP**

**Amabile,**

**SENATE SPONSORSHIP**

**Rankin and Fenberg,**

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**House Committees**

Business Affairs & Labor  
Appropriations

**Senate Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING INSURANCE COVERAGE FOR INSURED LOSSES INCURRED**  
102 **AS A RESULT OF A DECLARED FIRE DISASTER, AND, IN**  
103 **CONNECTION THEREWITH, MAKING AN APPROPRIATION.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

The bill establishes new coverage requirements for property and casualty insurance policies issued or renewed in Colorado, which requirements apply in the event of a loss of a residence as a result of a declared fire disaster.

The bill also establishes new requirements for insurers who issue

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
Capital letters or bold & italic numbers indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.

HOUSE  
Amended 2nd Reading  
March 15, 2022

or renew property and casualty insurance policies, which requirements concern an insurer's handling of policy claims after such a loss occurs.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, 10-4-110.8, **amend**  
3 (3) introductory portion and (3)(g); and **add** (3)(h), (3)(i), (13), (14), and  
4 (15) as follows:

5 **10-4-110.8. Homeowner's insurance - prohibited and required**  
6 **practices - estimates of replacement value - additional living expense**  
7 **coverage - copies of policies - personal property contents coverage -**  
8 **inventory of personal property - requirements concerning total loss**  
9 **scenarios resulting from wildfire disasters - definitions - rules.**

10 (3) ~~For the purposes of AS USED~~ in this section, unless the context  
11 otherwise requires:

12 (g) ~~"Recoverable depreciation" means the difference between the~~  
13 ~~cost to replace insured property and the actual cash value of the~~  
14 ~~property.~~ (I) "OWNER-OCCUPIED RESIDENCE" MEANS A RESIDENCE THAT  
15 IS OCCUPIED PRIMARILY FOR THE USE OF THE OWNER AND THE OWNER'S  
16 DESIGNNEES.

17 (II) "OWNER-OCCUPIED RESIDENCE" INCLUDES, BUT IS NOT  
18 LIMITED TO, AN OWNER-OCCUPIED PRIMARY RESIDENCE.

19 (III) "OWNER-OCCUPIED RESIDENCE" DOES NOT INCLUDE ANY  
20 PROPERTY THAT IS INSURED UNDER A COMMERCIAL INSURANCE OR  
21 AGRIBUSINESS POLICY.

22 (h) "RECOVERABLE DEPRECIATION" MEANS THE DIFFERENCE  
23 BETWEEN THE COST TO REPLACE INSURED PROPERTY AND THE ACTUAL  
24 CASH VALUE OF THE PROPERTY.

25 (i) "WILDFIRE" MEANS A RAPIDLY SPREADING FIRE THAT IS

1 DIFFICULT TO BRING UNDER CONTROL IN AN AREA THAT INCLUDES  
2 COMBUSTIBLE VEGETATION, SUCH AS TREES, GRASS, BRUSH, OR BUSHES,  
3 WHICH FIRE CAUSES WIDESPREAD OR SEVERE DAMAGE TO PROPERTY,  
4 REGARDLESS OF THE ORIGINAL SOURCE OF IGNITION OF THE FIRE.

5 (13) IN OFFERING, ISSUING, OR RENEWING A HOMEOWNERS  
6 INSURANCE POLICY IN THIS STATE, AN INSURER SHALL COMPLY WITH THE  
7 FOLLOWING MINIMUM REQUIREMENTS CONCERNING COVERAGE PROVIDED  
8 UNDER THE POLICY TO POLICYHOLDERS TO PROTECT THEM FROM DAMAGES  
9 THAT OCCUR IN THE EVENT OF A TOTAL LOSS OF AN OWNER-OCCUPIED  
10 RESIDENCE, INCLUDING THE CONTENTS OF THE OWNER-OCCUPIED  
11 RESIDENCE, WHICH LOSS OCCURS AS A RESULT OF A WILDFIRE DISASTER  
12 THAT THE GOVERNOR DECLARES PURSUANT TO SECTION 24-33.5-704:

13 (a) A POLICY OF HOMEOWNERS INSURANCE MAY NOT LIMIT OR  
14 DENY A PAYMENT OF THE BUILDING CODE UPGRADE COST OR A PAYMENT  
15 OF ANY EXTENDED REPLACEMENT COST AVAILABLE UNDER THE POLICY  
16 COVERAGE FOR A POLICYHOLDER'S STRUCTURE THAT WAS A TOTAL LOSS  
17 ON THE BASIS THAT THE POLICYHOLDER DECIDED TO REBUILD IN A NEW  
18 LOCATION OR TO PURCHASE AN EXISTING STRUCTURE IN A NEW LOCATION  
19 IF THE POLICY OTHERWISE COVERS THE REPLACEMENT COST OR BUILDING  
20 CODE UPGRADE COST; EXCEPT THAT THE MEASURE OF INDEMNITY MAY  
21 NOT EXCEED THE REPLACEMENT COST, INCLUDING THE UPGRADE COSTS  
22 AND EXTENDED REPLACEMENT COST FOR REPAIRING, REBUILDING, OR  
23 REPLACING THE STRUCTURE AT THE ORIGINAL LOCATION OF THE LOSS.

24 (b) IF A POLICY OF HOMEOWNERS INSURANCE REQUIRES A  
25 POLICYHOLDER TO REPAIR, REBUILD, OR REPLACE DAMAGED OR LOST  
26 PROPERTY IN ORDER TO COLLECT THE FULL REPLACEMENT COST FOR THE  
27 PROPERTY, THE INSURER, SUBJECT TO THE POLICY LIMITS, SHALL:

1 (I) ALLOW THE POLICYHOLDER AT LEAST TWENTY-FOUR MONTHS  
2 TO SUBMIT RECEIPTS AND INVOICES FOR THE REPLACEMENT COSTS OF THE  
3 INSURED OWNER-OCCUPIED RESIDENCE, WHICH PERIOD BEGINS ON THE  
4 DATE UPON WHICH THE INSURER PROVIDES THE POLICYHOLDER A  
5 REASONABLE, ACCURATE, AND TIMELY ESTIMATE OF THE ACTUAL CASH  
6 VALUE OF THE LOSS; AND

7 (II) PROVIDE THAT, IN ADDITION TO THE PERIOD DESCRIBED IN  
8 SUBSECTION (13)(b)(I) OF THIS SECTION, THE POLICYHOLDER HAS THE  
9 OPTION TO TWICE EXTEND SUCH PERIOD BY SIX MONTHS IF THE  
10 POLICYHOLDER, ACTING IN GOOD FAITH AND WITH REASONABLE  
11 DILIGENCE, ENCOUNTERS UNAVOIDABLE DELAYS IN OBTAINING A  
12 CONSTRUCTION PERMIT, LACKS NECESSARY CONSTRUCTION MATERIALS,  
13 LACKS AVAILABLE CONTRACTORS TO PERFORM NECESSARY WORK, OR  
14 ENCOUNTERS OTHER CIRCUMSTANCES BEYOND THE POLICYHOLDER'S  
15 CONTROL. THIS SUBSECTION (13)(b)(II) DOES NOT PROHIBIT AN INSURER  
16 FROM ALLOWING A POLICYHOLDER ADDITIONAL TIME TO COLLECT THE  
17 FULL REPLACEMENT COST FOR LOST OR DAMAGED PROPERTY OR FOR  
18 ADDITIONAL LIVING EXPENSES.

19 (c) THE POLICY MUST INCLUDE ADDITIONAL LIVING EXPENSE  
20 COVERAGE TO APPLY IN THE EVENT OF SUCH A LOSS. NOTWITHSTANDING  
21 SUBSECTION (6)(b) OF THIS SECTION, ADDITIONAL LIVING EXPENSE  
22 COVERAGE MUST BE AVAILABLE FOR A PERIOD OF AT LEAST TWENTY-FOUR  
23 MONTHS, AND THE INSURER SHALL OFFER THE POLICYHOLDER THE  
24 OPPORTUNITY TO TWICE EXTEND SUCH PERIOD BY SIX MONTHS IF THE  
25 POLICYHOLDER, ACTING IN GOOD FAITH AND WITH REASONABLE  
26 DILIGENCE, ENCOUNTERS A DELAY OR DELAYS IN RECEIVING NECESSARY  
27 PERMIT APPROVALS FOR, OR RECONSTRUCTION OF, THE INSURED

1 OWNER-OCCUPIED RESIDENCE, WHICH DELAYS ARE BEYOND THE CONTROL  
2 OF THE POLICYHOLDER.

3 (d) THE POLICY MUST PROVIDE THAT, NOTWITHSTANDING  
4 SUBSECTION (11)(c) OF THIS SECTION, TO REPLACE PROPERTY AND  
5 RECEIVE RECOVERABLE DEPRECIATION ON THAT PROPERTY, AN INSURER  
6 SHALL ALLOW THE POLICYHOLDER THE GREATER OF:

7 (I) AT LEAST THREE HUNDRED SIXTY-FIVE DAYS AFTER THE  
8 EXPIRATION OF ALE; OR

9 (II) THIRTY-SIX MONTHS AFTER THE INSURER PROVIDES THE  
10 POLICYHOLDER THE FIRST PAYMENT TOWARD THE ACTUAL CASH VALUE OF  
11 SUCH LOSS.

12 (e) THE POLICY MUST PROVIDE THAT THE INSURER WILL PAY THE  
13 POLICYHOLDER FOR THE LOSS OF USE OF THE INSURED PROPERTY WITHIN  
14 TWENTY DAYS AFTER THE INSURER RECEIVES DOCUMENTATION OF SUCH  
15 LOSS, WHICH DOCUMENTATION MAY INCLUDE A SIGNED LEASE THAT  
16 OBLIGATES THE POLICYHOLDER TO PAY FOR TEMPORARY REPLACEMENT  
17 HOUSING; EXCEPT THAT:

18 (I) IF A POLICYHOLDER PROVIDES A SIGNED LEASE AS  
19 DOCUMENTATION, THE INSURER MAY PAY THE POLICYHOLDER IN MONTHLY  
20 OR OTHER INCREMENTS, IN ACCORDANCE WITH THE TERMS OF THE LEASE;  
21 AND

22 (II) ALTERNATIVELY, AN INSURER MAY PROVIDE ADVANCE RENT  
23 PAYMENTS FOR HOUSING FOR THE POLICYHOLDER, FAMILY MEMBERS,  
24 LIVESTOCK, AND PETS, AS NECESSARY.

25 (f) THE POLICY MUST PROVIDE THAT THE POLICYHOLDER MAY  
26 EITHER:

27 (I) REPLACE THE INSURED OWNER-OCCUPIED RESIDENCE AT THE

1 CURRENT LOCATION OR ANOTHER LOCATION, IN EITHER OF WHICH CASE  
2 THE CALCULATION OF THE REPLACEMENT COST OF THE INSURED  
3 OWNER-OCCUPIED RESIDENCE SHALL NOT INCLUDE CONSIDERATION OF THE  
4 VALUE OF THE LAND UPON WHICH THE REPLACEMENT RESIDENCE IS  
5 LOCATED; OR

6 (II) USE THE PROCEEDS FROM THE POLICY TO PURCHASE AN  
7 EXISTING RESIDENCE AT A NEW LOCATION, IN WHICH CASE THE  
8 CALCULATION OF THE REPLACEMENT COST OF THE INSURED  
9 OWNER-OCCUPIED RESIDENCE SHALL NOT INCLUDE CONSIDERATION OF THE  
10 VALUE OF THE LAND UPON WHICH THE EXISTING RESIDENCE IS LOCATED.

11 (g) THE POLICY MUST ALLOW A POLICYHOLDER TO USE PROCEEDS  
12 RESULTING FROM COVERAGE AGAINST THE LOSS OF OUTBUILDINGS,  
13 DWELLING EXTENSIONS, AND OTHER STRUCTURES TO PAY THE COSTS OF A  
14 REPLACEMENT RESIDENCE IF THE COVERAGE LIMIT THAT APPLIES TO THE  
15 POLICYHOLDER'S OWNER-OCCUPIED RESIDENCE IS INSUFFICIENT TO PAY  
16 FOR REBUILDING OR REPLACING THE OWNER-OCCUPIED RESIDENCE.

17 (h) WITHIN A REASONABLE AMOUNT OF TIME AFTER RECEIVING A  
18 CLAIM UNDER AN ISSUED POLICY, AN INSURER SHALL PROVIDE TO THE  
19 POLICYHOLDER:

20 (I) APPROPRIATE CONTACT INFORMATION THAT ALLOWS FOR  
21 DIRECT CONTACT WITH EITHER AN EMPLOYEE OF THE INSURER OR A  
22 REPRESENTATIVE WHO IS CAPABLE OF ELEVATING COMPLAINTS OR  
23 INQUIRIES TO AN EMPLOYEE OF THE INSURER;

24 (II) AT LEAST ONE MEANS OF COMMUNICATION DURING REGULAR  
25 BUSINESS HOURS; AND

26 (III) A WRITTEN STATUS REPORT IF, WITHIN A SIX-MONTH PERIOD,  
27 THE POLICYHOLDER IS ASSIGNED A THIRD OR SUBSEQUENT ADJUSTER TO

1 BE PRIMARILY RESPONSIBLE FOR A CLAIM. THE WRITTEN STATUS REPORT  
2 MUST INCLUDE A SUMMARY OF ANY DECISIONS OR ACTIONS THAT ARE  
3 SUBSTANTIALLY RELATED TO THE DISPOSITION OF A CLAIM, INCLUDING  
4 THE AMOUNT OF LOSSES TO STRUCTURES OR CONTENTS, THE RETENTION  
5 OF CONSULTATION OF DESIGN OR CONSTRUCTION PROFESSIONALS, THE  
6 AMOUNT OF COVERAGE FOR LOSSES TO STRUCTURES OR CONTENTS, AND  
7 ALL ITEMS OF DISPUTE.

8 (14) IF A HOMEOWNERS INSURANCE POLICYHOLDER EXPERIENCES  
9 A TOTAL LOSS OF THE CONTENTS OF AN OWNER-OCCUPIED RESIDENCE  
10 THAT WAS DOCUMENTED AS BEING FURNISHED AT THE TIME OF LOSS AS A  
11 RESULT OF A WILDFIRE DISASTER THAT IS DECLARED BY THE GOVERNOR  
12 PURSUANT TO SECTION 24-33.5-704, THE INSURER SHALL:

13 (a) NOTWITHSTANDING SUBSECTION (11)(a) OF THIS SECTION,  
14 OFFER THE POLICYHOLDER A MINIMUM OF SIXTY-FIVE PERCENT, OR A  
15 LARGER PERCENT BY MUTUAL AGREEMENT OF THE POLICYHOLDER AND  
16 INSURER, OF THE LIMIT OF THE CONTENTS COVERAGE INDICATED IN THE  
17 DECLARATION PAGE OF THE POLICY WITHOUT REQUIRING THE  
18 POLICYHOLDER TO SUBMIT A WRITTEN INVENTORY OF THE CONTENTS;

19 (b) NOTIFY THE POLICYHOLDER THAT:

20 (I) ACCEPTANCE OF THE MONEY DESCRIBED IN SUBSECTION (14)(a)  
21 OF THIS SECTION DOES NOT CHANGE THE BENEFITS AVAILABLE UNDER THE  
22 POLICY;

23 (II) ADDITIONAL MONEY MAY BE AVAILABLE IF THE  
24 POLICYHOLDER SUBMITS AN INVENTORY; AND

25 (III) THE INSURER IS REQUIRED, PURSUANT TO SUBSECTION (11)(b)  
26 OF THIS SECTION, TO DISCLOSE ITS METHODOLOGY FOR DETERMINING THE  
27 DEPRECIATED VALUE OF THE CONTENTS OF INSURED PROPERTY;

1 (c) (I) IF THE POLICYHOLDER SUBMITS AN INVENTORY OF  
2 PERSONAL PROPERTY LOSSES IN AN AMOUNT THAT EXCEEDS THE AMOUNT  
3 PAID TO THE POLICYHOLDER PURSUANT TO SUBSECTION (14)(a) OF THIS  
4 SECTION:

5 (A) REQUEST ANY ADDITIONAL INFORMATION CONCERNING THE  
6 INVENTORY NO LATER THAN THIRTY DAYS AFTER RECEIVING THE  
7 INVENTORY; AND

8 (B) PROVIDE PAYMENT FOR ANY COVERED AND UNDISPUTED ITEMS  
9 WITHIN THIRTY DAYS AFTER RECEIVING THE INVENTORY.

10 (II) THE COMMISSIONER SHALL ADOPT RULES TO SIMPLIFY THE  
11 PROCESS FOR POLICYHOLDERS TO SUBMIT AN INVENTORY FOR PERSONAL  
12 PROPERTY LOSSES AND EXPEDITE REIMBURSEMENT FOR SUCH LOSSES.

13 (d) PROVIDE PAYMENT FOR COVERED COSTS ASSOCIATED WITH THE  
14 REMOVAL OF DEBRIS WITHIN SIXTY DAYS AFTER RECEIVING AN INVOICE,  
15 RECEIPT, OR OTHER DOCUMENTATION INDICATING THE DATE AND COST OF  
16 THE REMOVAL OF THE DEBRIS; EXCEPT THAT, IN CASES WHERE DEBRIS  
17 REMOVAL IS CONDUCTED BY, OR IN COORDINATION WITH, GOVERNMENTAL  
18 ENTITIES, PAYMENT FOR COVERED COSTS FOR REMOVAL OF DEBRIS WILL  
19 BE PROVIDED WITHIN A REASONABLE AMOUNT OF TIME; AND

20 (e) PROVIDE PAYMENT FOR ANY COVERED LOSS OF TREES, SHRUBS,  
21 AND LANDSCAPING WITHIN THIRTY DAYS AFTER THE INSURER RECEIVES  
22 DOCUMENTATION OF SUCH LOSS, SUCH AS DOCUMENTATION FROM A  
23 REPUTABLE LANDSCAPING COMPANY, SHOWING THE NUMBER AND NATURE  
24 OF TREES, SHRUBS, AND LANDSCAPING FEATURES DAMAGED OR  
25 DESTROYED.

26 (15) THE COMMISSIONER MAY ADOPT RULES AS NECESSARY FOR  
27 WILDFIRE DISASTERS THAT THE GOVERNOR DECLARES PURSUANT TO



1 SECTION 24-33.5-704 AND FOR THE IMPLEMENTATION OF SUBSECTIONS  
2 (13) AND (14) OF THIS SECTION.

3 **SECTION 2. Appropriation.** (1) For the 2022-23 state fiscal  
4 year, \$66,781 is appropriated to the department of regulatory agencies for  
5 use by the division of insurance. This appropriation is from the division  
6 of insurance cash fund created in section 10-1-103 (3), C.R.S. To  
7 implement this act, the division may use this appropriation as follows:

8 (a) \$59,231 for personal services, which amount is based on an  
9 assumption that the division will require an additional 1.0 FTE; and

10 (b) \$7,550 for operating expenses.

11 **SECTION 3. Act subject to petition - effective date -**  
12 **applicability.** (1) This act takes effect at 12:01 a.m. on the day following  
13 the expiration of the ninety-day period after final adjournment of the  
14 general assembly; except that, if a referendum petition is filed pursuant  
15 to section 1 (3) of article V of the state constitution against this act or an  
16 item, section, or part of this act within such period, then the act, item,  
17 section, or part will not take effect unless approved by the people at the  
18 general election to be held in November 2022 and, in such case, will take  
19 effect on the date of the official declaration of the vote thereon by the  
20 governor.

21 (2) This act applies to the offer, issuance, and renewal of property  
22 and casualty insurance policies in the state and to the administration of  
23 claims pursuant to such policies on and after the applicable effective date  
24 of this act.