



**COLORADO**

Department of  
Regulatory Agencies

Division of Real Estate

**[HOUSE BILL 23-1233](#)**

**[CONCERNING ENERGY EFFICIENCY, AND, IN CONNECTION THEREWITH, REQUIRING THE STATE ELECTRICAL BOARD TO ADOPT RULES FACILITATING ELECTRIC VEHICLE CHARGING AT MULTIFAMILY BUILDINGS, LIMITING THE ABILITY OF THE STATE ELECTRICAL BOARD TO PROHIBIT THE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS, FORBIDDING PRIVATE PROHIBITIONS ON ELECTRIC VEHICLE CHARGING AND PARKING, REQUIRING LOCAL GOVERNMENTS TO COUNT CERTAIN SPACES SERVED BY AN ELECTRIC VEHICLE CHARGING STATION FOR MINIMUM PARKING REQUIREMENTS, FORBIDDING LOCAL GOVERNMENTS FROM PROHIBITING THE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS, EXEMPTING ELECTRIC VEHICLE CHARGERS FROM BUSINESS PERSONAL PROPERTY TAX, AND AUTHORIZING ELECTRIC VEHICLE CHARGING SYSTEMS ALONG HIGHWAY RIGHTS-OF-WAY](#)**

***[Click the hyperlink above for the actual signed act text]***

**Sponsors:** BY REPRESENTATIVE(S) Mauro and Valdez, Brown, Woodrow, Bacon, Boesenecker, deGruy Kennedy, Dickson, Duran, Epps, Froelich, Garcia, Hamrick, Jodeh, Joseph, Kipp, Lindsay, Mabrey, Michaelson Jenet, Ortiz, Parenti, Sirota, Story, Amabile, English, Gonzales-Gutierrez, McCormick, Velasco, Vigil, Willford; also SENATOR(S) Priola and Winter F., Cutter.

**Signed by the Governor:** May 23, 2023.

**Summary:** The Colorado General Assembly has repeatedly issued legislative declarations regarding its desire to reduce greenhouse gas emissions and has identified vehicle electrification as a key strategy for the transportation sector. HB23-1233 acknowledges that it is less expensive to build electric-vehicle-capable parking spaces at the time of initial construction rather than through retrofitting after initial construction.

The bill sets forth a time frame by which the state electrical board will prepare rules surrounding EV power transfer infrastructure for multifamily buildings, applying to new construction and major renovations of multifamily buildings. These rules are required to be prepared by September 1, 2023 and shall take effect sometime after March 1, 2024.

For tenants, a tenant may install, at their own expense, a Level 1 or Level 2 electric vehicle charging system. The amended provisions pertaining to tenants, found in section 38-12-601, C.R.S. apply to both residential rental properties and commercial rental properties.

For Common Interest Communities (“CICs”), which include HOAs, POAs, condominiums, and cooperatives, the bill encourages allowing electric charging





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stations and the parking of electric vehicles. The bill also further clarifies that a board shall not prohibit a unit owner from the installation of a Level 1 or Level 2 electric vehicle charging system on or in: (1) a unit, (2) an assigned or deeded parking space that is part of or assigned to a unit, or (3) a parking space that is accessible to both the unit owner and other unit owners. The board shall also not restrict parking based on a vehicle being a plug-in hybrid vehicle or plug-in electric vehicle.

**Effective Date:** May 23, 2023.

*The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, or safety.*

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                                 Landlord/Tenant  
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