

HB 19-1084



EMPOWERED CITIES AND TOWNS, UNITED FOR A STRONG COLORADO

URBAN RENEWAL

BLIGHT DESIGNATION NOTIFICATION

HB 19-1084: YOUR “YES” VOTE RESPECTFULLY REQUESTED

Last May, the 10th Circuit Court of Appeals ruled in *M.A.K Investment Group v. City of Glendale* that the plaintiff’s due process had been violated because they were not properly notified about a blight resolution the city had adopted. Receiving no notice, M.A.K did not seek a timely review and claimed they were unable to contest the designation that included their property.

The three-judge panel concluded the statute was unconstitutional as applied to M.A.K because they did not receive notice that Glendale found its property blighted.

While that decision now governs blight designations, it is not part of Colorado’s urban renewal law, since the decision was made in federal court.

CML’s Special Committee on Urban Renewal recommended and the CML Executive Board approved CML initiated legislation requiring municipalities notify all property owners when a blight designation will be considered.

HB 19-1084:

- Affirms within Colorado law that an urban renewal authority or municipality provide notice of a blight determination to any owner of private property located in the area that is the subject of the study.
- Provides clarity to municipalities and urban renewal authorities regarding their notification responsibilities to property owners impacted by the outcome of a URA study.
- Ensures protection of property owners right to due process.

CML respectfully requests a “yes” vote on HB 19-1084.

February 5, 2019