

**First Regular Session  
Seventy-third General Assembly  
STATE OF COLORADO**

**PREAMENDED**

*This Unofficial Version Includes Committee  
Amendments Not Yet Adopted on Second Reading*

LLS NO. 21-0072.01 Jennifer Berman x3286

**HOUSE BILL 21-1286**

**HOUSE SPONSORSHIP**

**Kipp and Valdez A.**, Bernett, Amabile, Benavidez, Bird, Boesenecker, Cutter, Duran, Froelich, Gonzales-Gutierrez, Gray, Hooton, Jackson, Jodeh, Lontine, McCormick, Michaelson Jenet, Mullica, Ricks, Sirota, Woodrow

**SENATE SPONSORSHIP**

**Priola and Pettersen,**

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**House Committees**

Energy & Environment  
Finance  
Appropriations

**Senate Committees**

Finance  
Appropriations

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**A BILL FOR AN ACT**

101      **CONCERNING MEASURES TO IMPROVE ENERGY EFFICIENCY, AND, IN**  
102            **CONNECTION THEREWITH, REQUIRING OWNERS OF LARGE**  
103            **BUILDINGS TO COLLECT AND REPORT ON ENERGY-USE**  
104            **BENCHMARKING DATA AND COMPLY WITH RULES REGARDING**  
105            **PERFORMANCE STANDARDS RELATED TO ENERGY AND**  
106            **GREENHOUSE GAS EMISSIONS AND MODIFYING STATUTORY**  
107            **REQUIREMENTS REGARDING ENERGY PERFORMANCE**  
108            **CONTRACTS.**

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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*

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  
3rd Reading Unamended  
May 26, 2021

HOUSE  
Amended 2nd Reading  
May 24, 2021

<http://leg.colorado.gov>.)

**Section 1** of the bill requires owners of certain large buildings (covered buildings), on an annual basis, to collect and report to the Colorado energy office (office) the covered building's energy use. The bill establishes a process requiring certain electric and gas utilities to provide energy-use data to a covered building owner when requested by the covered building owner.

Section 1 also requires that, on or before June 1, 2027, a covered building owner demonstrate that, in 2026, the covered building met performance standards set forth in the bill. A covered building owner must demonstrate compliance with the performance standards every 5 years after June 1, 2027. The air quality control commission (commission) is required to adopt rules in 2026 or 2027 that extend or modify the performance standards. Thereafter, the commission may, as the commission deems necessary, modify the performance standards by rule.

**Section 2** requires the office to assist covered building owners with the reporting requirements set forth in section 1 by:

- Creating a database of covered buildings and owners required to comply with section 1;
- Developing publicly available, digitally interactive maps and lists showing the energy-use and performance-standard data reported;
- Coordinating with any local government that implements its own energy benchmarking requirements or energy performance program, including coordination of reporting requirements; and
- Collecting an annual fee from owners of covered buildings of \$100 per covered building. The office is required to transfer the fees collected to the state treasurer, who will credit the fees to the climate change mitigation and adaptation fund (fund) created in section 2.

**Section 3** imposes penalties for violations of section 1, ranging from \$500 to \$5,000, depending on whether the violations are first violations or subsequent violations, and requires that the civil penalty payments be credited to the fund. Certain subsequent violations are also subject to a penalty of 2 cents per square foot of gross floor area of the covered building for each day that the violations continue.

**Section 4** modifies the definition of an "energy performance contract" that a governing body of a municipality, county, special district, or school district (board) enters into for evaluation, recommendations, or implementation of energy-saving measures to remove requirements that a board's payment for goods and services pursuant to the contract be made within a certain number of years of the contract's execution.

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

2           **SECTION 1.** In Colorado Revised Statutes, **add 25-7-142** as  
3 follows:

4           **25-7-142. Energy benchmarking - data collection and access**  
5 **- utility requirements - task force - rules - reports - definitions -**  
6 **legislative declaration - repeal.** (1) **Legislative declaration.** THE

7 GENERAL ASSEMBLY FINDS, DETERMINES, AND DECLARES THAT THE  
8 REGULATION OF BUILDING PERFORMANCE IS A MATTER OF STATEWIDE  
9 CONCERN BECAUSE:

10           (a) AS OF 2020, BUILDINGS REPRESENTED A SIGNIFICANT SOURCE  
11 OF GREENHOUSE GAS POLLUTION IN THE STATE OF COLORADO;

12           (b) ENERGY CONSUMPTION AND GREENHOUSE GAS EMISSIONS  
13 ASSOCIATED WITH A BUILDING PRODUCE IMPACTS FAR BEYOND ITS WALLS  
14 AND THE BOUNDARIES OF THE LOCAL GOVERNMENT WITHIN WHICH THE  
15 BUILDING IS LOCATED, INCLUDING COSTS TO UTILITY RATEPAYERS FOR  
16 INCREASED ENERGY PRODUCTION, COMMUNITY HEALTH COSTS  
17 ASSOCIATED WITH AIR POLLUTION, AND BROADER SOCIETAL COSTS OF  
18 ANTHROPOGENIC CLIMATE CHANGE;

19           (c) MANY BUILDING OWNERS HAVE MADE PROACTIVE EFFORTS TO  
20 REDUCE THE ENERGY USE AND GREENHOUSE GAS EMISSIONS OF THEIR  
21 BUILDINGS, YET MORE REMAINS TO BE DONE TO HELP THE STATE MEET ITS  
22 GREENHOUSE GAS REDUCTION GOALS;

23           (d) BUILDING TENANTS THAT PAY ENERGY BILLS OFTEN LACK THE  
24 ABILITY TO IMPLEMENT BUILDING UPGRADES THAT COULD IMPROVE  
25 PERFORMANCE, REDUCE EMISSIONS, AND REDUCE THOSE COSTS;

26           (e) THE COMMISSION HAS BOTH THE STATUTORY AUTHORITY AND

1 OBLIGATION TO REQUIRE A REDUCTION OF GREENHOUSE GAS EMISSIONS IN  
2 THE STATE IN EVERY SECTOR INCLUDING BUILDINGS;

3 (f) (I) BENCHMARKING AND BUILDING PERFORMANCE STANDARDS  
4 WILL SUPPORT JOB GROWTH IN COLORADO. ACCORDING TO THE UNITED  
5 STATES CLIMATE ALLIANCE, BEFORE JANUARY 1, 2020, THE FASTEST  
6 GROWING CLEAN ENERGY INDUSTRIES IN COLORADO INCLUDED:

7 (A) TRADITIONAL HEATING, VENTILATION, AND AIR CONDITIONING,  
8 TOTALING TEN THOUSAND FOUR HUNDRED THIRTY-EIGHT JOBS; AND

9 (B) ENERGY STAR AND EFFICIENT LIGHTING, TOTALING ELEVEN  
10 THOUSAND ONE HUNDRED FIFTY-SIX JOBS.

11 (II) ADDITIONALLY, ANALYSIS CONDUCTED BY ADVANCED  
12 ENERGY ECONOMY IDENTIFIED MORE THAN SIXTY THOUSAND ADVANCED  
13 ENERGY JOBS IN COLORADO, WITH MORE THAN FIFTY PERCENT OF THOSE  
14 JOBS IN ENERGY EFFICIENCY.

15 (g) THE STATE OF COLORADO PROVIDES MANY LOW- AND NO-COST  
16 OPTIONS FOR COLORADO PROPERTY OWNERS TO FINANCE BUILDING  
17 PERFORMANCE IMPROVEMENTS, INCLUDING:

18 (I) PROPERTY-ASSESSED CLEAN ENERGY FINANCING THAT THE  
19 COLORADO NEW ENERGY IMPROVEMENT DISTRICT CREATED IN SECTION  
20 32-20-104 PROVIDES, WHEREBY QUALIFYING ENERGY EFFICIENCY AND  
21 RENEWABLE ENERGY IMPROVEMENTS ARE PAID BACK VIA AN ASSESSMENT  
22 ON ANNUAL PROPERTY TAXES; AND

23 (II) PERFORMANCE CONTRACTING, WHEREBY IMPROVEMENTS ARE  
24 PAID FOR BY CONTRACTUALLY GUARANTEED SAVINGS FROM EFFICIENCY  
25 UPGRADES;

26 (h) MANY PUBLIC UTILITIES IN THE STATE ALSO PROVIDE  
27 TECHNICAL ASSISTANCE AND FINANCIAL INCENTIVES TO HELP PROPERTY

1 OWNERS IMPLEMENT BUILDING PERFORMANCE IMPROVEMENTS; AND

2 (i) IT IS IN THE INTEREST OF THE STATE TO:

3 (I) ESTABLISH A PROGRAM TO HELP COLORADO CITIZENS  
4 UNDERSTAND AND TRACK ENERGY USE AND GREENHOUSE GAS EMISSIONS  
5 FROM LARGE BUILDINGS; AND

6 (II) DEVELOP PERFORMANCE STANDARDS NECESSARY TO MEET  
7 STATE GREENHOUSE-GAS-EMISSION-REDUCTION GOALS.

8 (2) **Definitions.** AS USED IN THIS SECTION, UNLESS THE CONTEXT  
9 OTHERWISE REQUIRES:

10 (a) "AGGREGATED DATA" MEANS ELECTRIC OR GAS METER DATA  
11 FROM WHICH ANY UNIQUE IDENTIFIER OR OTHER PERSONAL INFORMATION  
12 HAS BEEN REMOVED AND THAT A QUALIFYING UTILITY COLLECTS AND  
13 AGGREGATES IN AT LEAST MONTHLY INTERVALS FOR AN ENTIRE COVERED  
14 BUILDING.

15 (b) "AGGREGATION THRESHOLD" MEANS, FOR EACH QUALIFYING  
16 UTILITY, THE MINIMUM NUMBER OF CUSTOMER ACCOUNTS ASSOCIATED  
17 WITH A COVERED BUILDING FOR WHICH THE QUALIFYING UTILITY MAY  
18 PROVIDE THE OWNER OF THE COVERED BUILDING WITH AGGREGATED DATA  
19 UPON REQUEST WITHOUT REQUIRING EACH CUSTOMER'S CONSENT TO HAVE  
20 THE CUSTOMER'S ENERGY-USE DATA ACCESSED OR SHARED.

21     

22 (c) "BENCHMARK" MEANS TO INPUT BENCHMARKING DATA INTO  
23 A BENCHMARKING TOOL TO MEASURE AND ASSESS THE ENERGY  
24 PERFORMANCE AND GREENHOUSE GAS POLLUTION FOR A COVERED  
25 BUILDING FOR THE REPORTING YEAR.

26 (d) EXCEPT AS THE COMMISSION MAY MODIFY BY RULE PURSUANT  
27 TO SUBSECTION (7) OF THIS SECTION, "BENCHMARKING DATA" MEANS THE

1 INFORMATION RELATED TO A COVERED BUILDING THAT IS INPUT INTO OR  
2 CALCULATED BY A BENCHMARKING TOOL AND INCLUDES, AT A MINIMUM:

3 (I) A PHYSICAL DESCRIPTION OF THE COVERED BUILDING AND  
4 DESCRIPTIONS OF ITS OPERATIONAL CHARACTERISTICS, INCLUDING:

- 5 (A) THE NAME OF THE COVERED BUILDING, IF ANY;
- 6 (B) THE ADDRESS OF THE COVERED BUILDING;
- 7 (C) THE PRIMARY USES OF THE COVERED BUILDING;
- 8 (D) THE COVERED BUILDING'S GROSS FLOOR AREA; AND
- 9 (E) THE YEARS IN WHICH THE COVERED BUILDING HAS BEEN  
10 CERTIFIED BY ENERGY STAR AND THE MOST RECENT DATE OF  
11 CERTIFICATION, IF APPLICABLE; AND

12 (II) DATA GENERATED BY THE BENCHMARKING TOOL, INCLUDING:

- 13 (A) THE ENERGY STAR SCORE, IF AVAILABLE;
- 14 (B) MONTHLY ENERGY USE BY FUEL TYPE;
- 15 (C) SITE AND SOURCE ENERGY-USE INTENSITY;
- 16 (D) WEATHER-NORMALIZED SITE AND SOURCE ENERGY-USE  
17 INTENSITY;
- 18 (E) CONFIRMATION THAT DATA QUALITY HAS BEEN CHECKED;
- 19 (F) ANNUAL MAXIMUM ELECTRICITY DEMAND, IN KILOWATTS;
- 20 (G) IF AVAILABLE FOR REPORTING THROUGH THE BENCHMARKING  
21 TOOL, MONTHLY PEAK ELECTRICITY DEMAND; AND
- 22 (H) GREENHOUSE GAS EMISSIONS, INCLUDING TOTAL, INDIRECT,  
23 AND DIRECT EMISSIONS.

24 (e) EXCEPT AS THE COMMISSION MAY MODIFY BY RULE PURSUANT  
25 TO SUBSECTION (7) OF THIS SECTION, "BENCHMARKING TOOL" MEANS THE  
26 ENERGY STAR PORTFOLIO MANAGER® OR A SUCCESSOR ONLINE RESOURCE  
27 USED TO TRACK AND ASSESS THE PERFORMANCE OF CERTAIN PROPERTIES

1 RELATIVE TO SIMILAR PROPERTIES.

2 (f) "BIOMEDICAL RESEARCH LABORATORY" MEANS A SCIENTIFIC  
3 LABORATORY USED TO CONDUCT RESEARCH RELATING TO BOTH BIOLOGY  
4 AND MEDICINE.

5 (g) "CAMPUS" MEANS TWO OR MORE ADJACENT BUILDINGS THAT  
6 ARE OWNED AND OPERATED BY THE SAME PERSON AND HAVE A SINGLE,  
7 SHARED PRIMARY FUNCTION.

8 (h) "COLORADO ENERGY OFFICE" OR "OFFICE" MEANS THE  
9 COLORADO ENERGY OFFICE CREATED IN SECTION 24-38.5-101.

10 (i) "CORRECTIONAL FACILITY" MEANS:

11 (I) A CORRECTIONAL FACILITY, AS DEFINED IN SECTION 17-1-102  
12 (1.7);

13 (II) A PRIVATE CONTRACT PRISON, AS DEFINED IN SECTION  
14 17-1-102 (7.3);

15 (III) A LOCAL JAIL AS DEFINED IN SECTION 17-1-102 (7);

16 (IV) A MUNICIPAL JAIL AS AUTHORIZED IN SECTION 31-15-401  
17 (1)(j); AND

18 (V) A JUVENILE DETENTION FACILITY GOVERNED BY PART 4 OF  
19 ARTICLE 2 OF TITLE 19.

20 (j) (I) EXCEPT AS THE COMMISSION MAY MODIFY BY RULE  
21 PURSUANT TO SUBSECTION (7) OF THIS SECTION, "COVERED BUILDING"  
22 MEANS A BUILDING COMPRISING A GROSS FLOOR AREA OF FIFTY THOUSAND  
23 SQUARE FEET OR MORE THAT IS OCCUPIED BY A SINGLE OCCUPANT OR  
24 GROUP OF TENANTS.

25 (II) "COVERED BUILDING" DOES NOT INCLUDE:

26 (A) A STORAGE FACILITY, STAND-ALONE PARKING GARAGE, OR  
27 AIRPLANE HANGAR THAT LACKS HEATING AND COOLING;

1 (B) A BUILDING IN WHICH MORE THAN HALF OF THE GROSS FLOOR  
2 AREA IS USED FOR MANUFACTURING, INDUSTRIAL, OR AGRICULTURAL  
3 PURPOSES; OR

4 (C) A SINGLE-FAMILY HOME, DUPLEX, OR TRIPLEX.

5 (k) "ENERGY STAR" MEANS THE FEDERAL PROGRAM AUTHORIZED  
6 BY 42 U.S.C. SEC. 6294a, AS AMENDED, TO HELP CUSTOMERS, BUSINESSES,  
7 AND INDUSTRY SAVE MONEY AND PROTECT THE ENVIRONMENT THROUGH  
8 THE ADOPTION OF ENERGY-EFFICIENT PRODUCTS AND PRACTICES.

9 (l) "ENERGY STAR SCORE" MEANS THE ONE-TO-ONE-HUNDRED  
10 NUMERIC RATING GENERATED BY THE ENERGY STAR PORTFOLIO  
11 MANAGER® AS A MEASUREMENT OF A BUILDING'S ENERGY EFFICIENCY.

12 (m) "ENERGY-USE INTENSITY" MEANS A BUILDING'S ENERGY USE,  
13 EXPRESSED AS TOTAL SITE ENERGY USE PER SQUARE FOOT PER YEAR.

14 (n) "FINANCIAL HARDSHIP" MEANS THAT A PROPERTY IS  
15 EXPERIENCING AT LEAST ONE OF THE FOLLOWING CONDITIONS:

16 (I) THE PROPERTY HAS BEEN INCLUDED ON A CITY'S, COUNTY'S, OR  
17 CITY AND COUNTY'S ANNUAL TAX LIEN SALE LIST WITHIN THE PREVIOUS  
18 TWO YEARS;

19 (II) THE PROPERTY IS AN ASSET SUBJECT TO A COURT-APPOINTED  
20 RECEIVER THAT CONTROLS THE ASSET DUE TO FINANCIAL STRESS;

21 (III) THE PROPERTY IS OWNED BY A FINANCIAL INSTITUTION AS A  
22 RESULT OF A DEFAULT BY A BORROWER;

23 (IV) THE PROPERTY HAS BEEN ACQUIRED BY A DEED IN LIEU OF  
24 FORECLOSURE;

25 (V) THE PROPERTY IS THE SUBJECT OF A SENIOR MORTGAGE  
26 SUBJECT TO A NOTICE OF DEFAULT; OR

27 (VI) DUE TO THE GOVERNOR DECLARING A DISASTER EMERGENCY



1 PURSUANT TO SECTION 24-33.5-704 (4), THE PROPERTY, IN AT LEAST TWO  
2 OF THE PREVIOUS FIVE YEARS, GENERATED ANNUAL RENTAL INCOME OR  
3 REVENUE THAT TOTALS SIXTY PERCENT OR LESS OF THE FIVE-YEAR  
4 AVERAGE IMMEDIATELY PRECEDING THE DISASTER EMERGENCY  
5 DECLARATION.

6 (o) "GREENHOUSE GAS" HAS THE MEANING SET FORTH IN SECTION  
7 25-7-140 (6).

8 (p) "GROSS FLOOR AREA" MEANS THE TOTAL BUILDING AREA, AS  
9 MEASURED FROM THE OUTSIDE SURFACE OF EACH EXTERIOR WALL OF THE  
10 BUILDING, INCLUDING ABOVE-GRADE AND BELOW-GRADE SPACE.

11 ==  
12 (q) "LOCAL GOVERNMENT" MEANS A STATUTORY OR HOME RULE  
13 MUNICIPALITY, COUNTY, OR CITY AND COUNTY.

14 (r) "OWNER" MEANS A PERSON POSSESSING TITLE TO A PROPERTY  
15 OR THE PERSON'S DESIGNATED AGENT.

16 (s) "PERFORMANCE STANDARDS" MEANS STANDARDS THAT THE  
17 COMMISSION ESTABLISHES BY RULE PURSUANT TO SUBSECTION (8)(b) OF  
18 THIS SECTION WITH WHICH OWNERS OF COVERED BUILDINGS ARE REQUIRED  
19 TO COMPLY.

20 (t) "PUBLIC BUILDING" MEANS A COVERED BUILDING OWNED BY:

21 (I) THE STATE;

22 (II) A LOCAL GOVERNMENT;

23 (III) A DISTRICT OR SPECIAL DISTRICT REGULATED UNDER TITLE

24 32;

25 (IV) A STATE INSTITUTION OF HIGHER EDUCATION;

26 (V) A PRIVATE INSTITUTION OF HIGHER EDUCATION AS DEFINED IN

27 SECTION 23-18-102 (9);

1           (VI) A SCHOOL DISTRICT CREATED PURSUANT TO ARTICLE 30 OF  
2 TITLE 22; AND

3           (VII) A CHARTER SCHOOL AUTHORIZED PURSUANT TO PART 1 OF  
4 ARTICLE 30.5 OF TITLE 22.

5           (u) "QUALIFYING UTILITY" MEANS:

6           (I) AN ELECTRIC OR GAS UTILITY WITH FIVE THOUSAND OR MORE  
7 ACTIVE COMMERCIAL AND INDUSTRIAL SERVICE CONNECTIONS, ACCOUNTS,  
8 OR CUSTOMERS IN THE STATE, INCLUDING:

9           (A) AN INVESTOR-OWNED ELECTRIC OR GAS UTILITY;

10           (B) A COOPERATIVE ELECTRIC ASSOCIATION; OR

11           (C) A MUNICIPALLY OWNED ELECTRIC OR GAS UTILITY; OR

12           (II) A NATURAL GAS SUPPLIER WITH FIVE OR MORE ACTIVE  
13 COMMERCIAL OR INDUSTRIAL CONNECTIONS, ACCOUNTS, OR CUSTOMERS  
14 IN THE STATE.

15           ==

16           (v) "STATE INSTITUTION OF HIGHER EDUCATION":

17           (I) HAS THE MEANING SET FORTH IN SECTION 23-1-108 (7)(g)(II);

18           (II) INCLUDES THE AURARIA HIGHER EDUCATION CENTER,  
19 GOVERNED PURSUANT TO ARTICLE 70 OF TITLE 23; AND

20           (III) DOES NOT INCLUDE A BIOMEDICAL RESEARCH LABORATORY.

21           (w) "TENANT" MEANS A PERSON THAT, PURSUANT TO A RENTAL OR  
22 LEASE AGREEMENT, OCCUPIES OR HOLDS POSSESSION OF A BUILDING OR  
23 PART OF A BUILDING OR PREMISES.

24           (x) "UNIQUE IDENTIFIER" MEANS A CUSTOMER'S CONTACT  
25 INFORMATION DISPLAYED ON A UTILITY BILL SUCH AS THE CUSTOMER'S  
26 NAME, MAILING ADDRESS, TELEPHONE NUMBER, OR E-MAIL ADDRESS.

27           (y) "UTILITY CUSTOMER" MEANS THE BUILDING OWNER OR TENANT

1 LISTED ON THE UTILITY'S RECORDS AS THE CUSTOMER LIABLE FOR  
2 PAYMENT OF THE UTILITY SERVICE OR ADDITIONAL CHARGES ASSESSED ON  
3 THE UTILITY ACCOUNT.

4 (3) **Benchmarking requirements on owners.** (a) ON OR BEFORE  
5 DECEMBER 1, 2022, AND ON OR BEFORE JUNE 1 OF EACH SUBSEQUENT  
6 YEAR, THE OWNER OF A COVERED BUILDING SHALL SUBMIT A REPORT OF  
7 THE BENCHMARKING DATA FOR THE PREVIOUS CALENDAR YEAR TO THE  
8 OFFICE.

9 (b) BEFORE PROVIDING A BENCHMARKING REPORT PURSUANT TO  
10 SUBSECTION (3)(a) OF THIS SECTION, AN OWNER SHALL RUN ANY  
11 AUTOMATED DATA CHECKING FUNCTION OF THE BENCHMARKING TOOL  
12 AND CORRECT ANY ERRORS DISCOVERED.

13 (c) THE FOLLOWING OWNERS MAY COMPLY WITH THIS SUBSECTION  
14 (3) COLLECTIVELY AT THE CAMPUS-WIDE LEVEL:

15 (I) THE OWNER OF MULTIPLE COVERED BUILDINGS THAT ARE PART  
16 OF A MASTER METERED GROUP OF BUILDINGS WITHOUT SUBMETERING;

17 (II) THE OWNER OF A CORRECTIONAL FACILITY; AND

18 (III) THE OWNER OF A PUBLIC BUILDING THAT IS A COVERED  
19 BUILDING.

20 (4) **Utility data requirements.** (a) ON OR BEFORE JUNE 1, 2022,  
21 A QUALIFYING UTILITY SHALL:

22 (I) ESTABLISH AN AGGREGATION THRESHOLD THAT IS FOUR OR  
23 FEWER UTILITY CUSTOMER ACCOUNTS;

24 (II) PUBLISH ITS AGGREGATION THRESHOLD ON ITS PUBLIC  
25 WEBSITE; AND

26 (III) UPON REQUEST OF AN OWNER OF A COVERED BUILDING, BEGIN  
27 PROVIDING ENERGY-USE DATA TO THE OWNER.

1 (b) ENERGY-USE DATA THAT A QUALIFYING UTILITY PROVIDES AN  
2 OWNER PURSUANT TO THIS SUBSECTION (4) MUST BE:

3 (I) AVAILABLE ON, OR ABLE TO BE REQUESTED THROUGH, AN  
4 EASILY NAVIGABLE WEB PORTAL OR ONLINE REQUEST FORM USING  
5 UP-TO-DATE STANDARDS FOR DIGITAL AUTHENTICATION, INCLUDING  
6 SINGLE ONE-TIME PASSWORDS OR MULTI-FACTOR AUTHENTICATION;

7 (II) PROVIDED TO THE OWNER WITHIN:

8 (A) NINETY DAYS AFTER RECEIVING THE OWNER'S VALID WRITTEN  
9 OR ELECTRONIC REQUEST IF THE REQUEST IS RECEIVED IN 2022;

10 (B) THIRTY DAYS AFTER RECEIVING THE OWNER'S VALID WRITTEN  
11 OR ELECTRONIC REQUEST IF THE REQUEST IS RECEIVED IN 2023 OR LATER;

12 (III) DIRECTLY UPLOADED TO THE OWNER'S BENCHMARKING TOOL  
13 ACCOUNT, DELIVERED IN THE SPREADSHEET TEMPLATE SPECIFIED BY THE  
14 BENCHMARKING TOOL, OR DELIVERED IN ANOTHER FORMAT APPROVED BY  
15 THE OFFICE;

16 (IV) PROVIDED TO THE OWNER ON AT LEAST AN ANNUAL BASIS  
17 UNTIL THE OWNER REVOKES THE REQUEST FOR ENERGY-USE DATA OR  
18 SELLS THE COVERED BUILDING;

19 (V) PROVIDED IN ACCORDANCE WITH THIS SUBSECTION (4),  
20 REGARDLESS OF WHETHER THE OWNER IS NAMED ON THE UTILITY  
21 ACCOUNT FOR THE COVERED BUILDING; AND

22 (VI) IF THE QUALIFYING UTILITY IS AN INVESTOR-OWNED UTILITY,  
23 PROVIDED IN ACCORDANCE WITH THE PUBLIC UTILITIES COMMISSION'S  
24 RULES CONCERNING CUSTOMER DATA AND PERSONALLY IDENTIFYING  
25 INFORMATION.

26 (c) FOR COVERED BUILDINGS THAT DO NOT MEET THE QUALIFYING  
27 UTILITY'S AGGREGATION THRESHOLD, AND THUS REQUIRE UTILITY

1 CUSTOMER CONSENT TO ACCESS OR SHARE ENERGY-USE DATA, THE  
2 CONSENT:

- 3 (I) MAY BE IN WRITTEN OR ELECTRONIC FORM;
- 4 (II) MAY BE PROVIDED IN A LEASE AGREEMENT PROVISION;
- 5 (III) IS VALID UNTIL THE UTILITY CUSTOMER REVOKES IT; AND
- 6 (IV) IS NOT REQUIRED IF A UTILITY CUSTOMER VACATES THE  
7 COVERED BUILDING BEFORE EXPLICITLY DENYING THE OWNER CONSENT TO  
8 ACCESS AND SHARE THE UTILITY CUSTOMER'S ENERGY-USE DATA.

9 (d) TO MEET THE REQUIREMENTS OF THIS SUBSECTION (4), A  
10 QUALIFYING UTILITY THAT IS NOT AN INVESTOR-OWNED UTILITY MAY SEEK  
11 AND USE GRANT FUNDING FROM THE COLORADO CLEAN ENERGY FUND, A  
12 NONPROFIT CORPORATION, OR THE ENERGY FUND CREATED IN SECTION  
13 24-38.5-102.4 (1)(a)(I).

14 (5) **Benchmarking waivers and extensions of time.** (a) AN  
15 OWNER OF A COVERED BUILDING MAY SEEK A WAIVER FROM THE  
16 BENCHMARKING REQUIREMENTS SET FORTH IN SUBSECTION (3) OF THIS  
17 SECTION IF THE OWNER SUBMITS DOCUMENTATION TO, AND RECEIVES  
18 APPROVAL FROM, THE OFFICE, WHICH DOCUMENTATION ESTABLISHES THAT  
19 THE COVERED BUILDING HAS MET ONE OR MORE OF THE FOLLOWING  
20 CONDITIONS FOR THE CALENDAR YEAR TO BE BENCHMARKED:

21 (I) THE COVERED BUILDING WAS UNOCCUPIED FOR AT LEAST  
22 THIRTY CONSECUTIVE DAYS OF THE YEAR;

23 (II) A DEMOLITION PERMIT WAS ISSUED FOR THE ENTIRE COVERED  
24 BUILDING;

25 (III) THE COVERED BUILDING MET ONE OR MORE OF THE  
26 CONDITIONS FOR FINANCIAL HARDSHIP; ■

27 (IV) THE COVERED BUILDING DOES NOT MEET A QUALIFYING

1 UTILITY'S AGGREGATION THRESHOLD, ONE OR MORE OF THE UTILITY  
2 CUSTOMERS REFUSED TO PROVIDE THE OWNER WITH PERMISSION TO  
3 ACCESS THE UTILITY CUSTOMER'S RELEVANT ENERGY-USE DATA, THE  
4 OWNER PROVIDES PROOF TO THE OFFICE THAT IT REQUESTED PERMISSION  
5 FROM THE UTILITY CUSTOMER OR UTILITY CUSTOMERS WITHHOLDING  
6 CONSENT AT LEAST THIRTY DAYS BEFORE THE BENCHMARKING REPORT  
7 WAS DUE, AND THE OWNER SUBMITS A PLAN TO INCLUDE AN ENERGY-USE  
8 DATA SHARING PERMISSION PROVISION IN THE NEXT LEASE RENEWAL; OR

9 (V) THE COVERED BUILDING HAS FOUR OR MORE UTILITY  
10 CUSTOMERS, IS NOT LOCATED WITHIN A QUALIFYING UTILITY'S SERVICE  
11 TERRITORY, AND IS UNABLE TO GET AGGREGATED DATA FROM THE UTILITY  
12 THAT SERVES THE COVERED BUILDING.

13 (b) AN OWNER OF A COVERED BUILDING MAY REQUEST A TIME  
14 EXTENSION FROM THE OFFICE TO SUBMIT A BENCHMARKING REPORT IF THE  
15 OWNER SUBMITS DOCUMENTATION TO THE OFFICE DEMONSTRATING THAT,  
16 DESPITE THE OWNER'S GOOD-FAITH EFFORT, THE OWNER WAS UNABLE TO  
17 COMPLETE THE BENCHMARKING REPORT IN A TIMELY MANNER BECAUSE OF  
18 THE FAILURE OR REFUSAL OF A QUALIFYING UTILITY OR A UTILITY  
19 CUSTOMER TO PROVIDE THE NECESSARY INFORMATION OR PERMISSION, AS  
20 APPLICABLE.

21 (c) THE OFFICE SHALL NOTIFY THE DIVISION OF ALL APPROVED  
22 WAIVERS AND EXTENSIONS OF TIME, THE APPROVAL OF WHICH IS SOLELY  
23 WITHIN THE OFFICE'S DISCRETION.

24 (d) PURSUANT TO SUBSECTION (7) OF THIS SECTION, THE  
25 COMMISSION MAY, BY RULE, MODIFY THE REQUIREMENTS FOR OBTAINING  
26 A WAIVER OR EXTENSION OF TIME PURSUANT TO THIS SUBSECTION (5).

27 (6) **Requirements upon sale or lease of a covered building.**

1 (a) AT THE TIME OF LISTING A COVERED BUILDING OR A PORTION OF A  
2 COVERED BUILDING FOR SALE OR LEASE, THE OWNER OF THE COVERED  
3 BUILDING SHALL FURNISH AN ELECTRONIC COPY OF REPORTED  
4 BENCHMARKING DATA FROM THE PREVIOUS CALENDAR YEAR OR FROM THE  
5 MOST RECENT TWELVE-MONTH PERIOD OF CONTINUOUS OCCUPANCY TO  
6 THE FOLLOWING:

7 (I) PROSPECTIVE BUYERS OR LESSEES;

8 (II) ANY BROKERS, AS DEFINED IN SECTION 12-10-201 (6), WHO  
9 MAKE INQUIRY ABOUT THE PROPERTY; AND

10 (III) MAJOR COMMERCIAL REAL ESTATE LISTING SERVICES ON  
11 WHICH THE PROPERTY IS LISTED.

12 (b) UPON RECEIPT OF THE BENCHMARKING DATA, A COMMERCIAL  
13 REAL ESTATE LISTING SERVICE THAT LISTS PROPERTIES IN THE STATE  
14 SHALL INCLUDE IN THE PROPERTY'S LISTING, AT A MINIMUM, THE  
15 PROPERTY'S ENERGY STAR SCORE, IF APPLICABLE, AND THE PROPERTY'S  
16 ENERGY-USE INTENSITY.

17 (c) IF A COVERED BUILDING CHANGES OWNERSHIP, THE FORMER  
18 OWNER SHALL MAKE AVAILABLE TO THE NEW OWNER THE ENERGY-USE  
19 DATA; UTILITY CUSTOMER CONSENT DOCUMENTATION, IF ANY; AND ANY  
20 OTHER INFORMATION ABOUT THE PROPERTY THAT IS NECESSARY TO  
21 BENCHMARK THE COVERED BUILDING. THE FORMER OWNER SHALL  
22 TRANSFER TO THE NEW OWNER BOTH THE RECORD REPRESENTING THE  
23 COVERED BUILDING WITHIN THE BENCHMARKING TOOL AND THE REQUEST  
24 TO A QUALIFIED UTILITY FOR AGGREGATED DATA. THE NEW OWNER MAY  
25 REQUEST AND RECEIVE FROM A QUALIFYING UTILITY THE AGGREGATED  
26 DATA NECESSARY TO FULFILL BENCHMARKING REPORTING REQUIREMENTS.

27 (7) **Benchmarking rules.** THE COMMISSION MAY PROMULGATE

1 RULES TO IMPLEMENT THE BENCHMARKING PROGRAM SET FORTH IN THIS  
2 SECTION. ADDITIONALLY, THE COMMISSION MAY, BY RULE, MODIFY THE  
3 FOLLOWING:

4 (a) THE PROVISIONS REGARDING WAIVERS AND EXTENSIONS OF  
5 TIME SET FORTH IN SUBSECTION (5) OF THIS SECTION;

6 (b) THE DEFINITION OF "BENCHMARKING DATA", BUT ONLY IF THE  
7 MODIFIED DEFINITION CONCERNS DATA THAT:

8 (I) IS CAPABLE OF BEING RECORDED BY THE BENCHMARKING TOOL;  
9 AND

10 (II) INCLUDES THE GREENHOUSE GAS EMISSIONS, THE ENERGY  
11 STAR SCORE, IF APPLICABLE, AND ENERGY-USE INTENSITY;

12 (c) THE BENCHMARKING TOOL THAT OWNERS ARE REQUIRED TO  
13 USE TO BENCHMARK;

14 (d) DATA VERIFICATION REQUIREMENTS; AND

15 (e) AFTER JUNE 1, 2029, THE MINIMUM GROSS FLOOR AREA  
16 INCLUDED IN THE DEFINITION OF "COVERED BUILDING".

17  
18 **(8) Task force recommendations for implementation - rules -**  
19 **repeal.** (a) (I) NO LATER THAN OCTOBER 1, 2021, THE DIRECTOR OF THE  
20 OFFICE SHALL APPOINT AND CONVENE A TASK FORCE TO DEVELOP AND  
21 PROVIDE RECOMMENDATIONS TO THE COMMISSION, THE GENERAL  
22 ASSEMBLY, AND THE GOVERNOR ON PERFORMANCE STANDARDS FOR  
23 COVERED BUILDINGS. ANY RECOMMENDATIONS MUST BE APPROVED BY AT  
24 LEAST TWO-THIRDS OF THE MEMBERS APPOINTED TO THE TASK FORCE.

25  
26 (II) THE TASK FORCE SHALL DEVELOP RECOMMENDATIONS  
27 REGARDING THE RULES THAT THE COMMISSION SHALL PROMULGATE



1 PURSUANT TO SUBSECTION (8)(b) OF THIS SECTION, FOR:

2 (A) INTERIM PERFORMANCE STANDARDS THAT WOULD ACHIEVE A  
3 REDUCTION IN GREENHOUSE GAS EMISSIONS OF SEVEN PERCENT BY 2026  
4 AS COMPARED TO 2021 LEVELS AS REPORTED IN 2022 FOR 2021  
5 BENCHMARKING DATA;

6 (B) PERFORMANCE STANDARDS THAT WOULD ACHIEVE A  
7 REDUCTION IN GREENHOUSE GAS EMISSIONS OF TWENTY PERCENT BY 2030  
8 AS COMPARED TO 2021 LEVELS; AND

9 (C) THE PROCESS FOR ADVISING, SOLICITING PUBLIC INPUT ON, AND  
10 MAKING RECOMMENDATIONS TO THE COMMISSION ON PERFORMANCE  
11 STANDARDS FOR 2030 TO 2050.

12 (III) IN DEVELOPING RECOMMENDATIONS, THE TASK FORCE SHALL:

13 (A) SOLICIT FEEDBACK FROM A BROAD RANGE OF INDUSTRIES AND  
14 BUILDING OWNERS; AND

15 (B) EXAMINE BUILDING TYPES WITH UNIQUE ENERGY NEEDS  
16 INCLUDING AVIATION FACILITIES, NURSING HOMES, AND HOSPITALS.

17 (IV) IN CALCULATING GREENHOUSE GAS REDUCTIONS PURSUANT  
18 TO THIS SUBSECTION (8), THE CALCULATION MUST NOT INCLUDE SAVINGS  
19 FROM STATEWIDE DECARBONIZATION OF ELECTRICITY OR NATURAL GAS  
20 UTILITY GRIDS, BUT MAY INCLUDE SAVINGS FROM UTILITIES' OR LOCAL  
21 GOVERNMENTS' ENERGY EFFICIENCY PROGRAMS.

22 (V) ADDITIONALLY, THE TASK FORCE MAY CONSIDER MAKING  
23 RECOMMENDATIONS RELATED TO:

24 (A) WORKFORCE AVAILABILITY AND DEVELOPMENT RELATED TO  
25 BUILDING ENERGY PERFORMANCE;

26 (B) FINANCIAL AND NONFINANCIAL COSTS AND BENEFITS OF  
27 UPGRADED BUILDING ENERGY PERFORMANCE;

1 (C) AVAILABILITY OF PROGRAMS, TECHNICAL ASSISTANCE, AND  
2 INCENTIVES TO SUPPORT BUILDING OWNERS, UTILITIES, AND LOCAL  
3 GOVERNMENTS;     

4 (D) OPPORTUNITIES TO IMPROVE COMMERCIAL BUILDING ENERGY  
5 USE IN COLORADO; AND

6 (E) HOW REGULATIONS AND AGENCY SUPPORT COULD HELP  
7 ENSURE BUILDING OWNERS AVOID FINES THROUGH COMPLIANCE WITH  
8 PERFORMANCE STANDARDS.

9 (VI) IN DEVELOPING ITS RECOMMENDATIONS, THE TASK FORCE  
10 MAY CONSIDER:

11 (A) BENCHMARKING DATA REPORTED PURSUANT TO SUBSECTION  
12 (3) OF THIS SECTION;

13 (B) BENCHMARKING DATA FROM COMMUNITIES THAT ARE  
14 CURRENTLY CONDUCTING COMMERCIAL BUILDING BENCHMARKING;

15 (C) ANY OTHER PUBLICLY AVAILABLE BUILDING BENCHMARKING  
16 DATA THROUGH WHICH BENCHMARKING IS REPORTED TO A BUILDING  
17 BENCHMARKING PROGRAM IN COLORADO; AND

18 (D) ANY OTHER INFORMATION THAT THE OFFICE DETERMINES IS  
19 AVAILABLE REGARDING ENERGY USE IN COMMERCIAL BUILDINGS IN  
20 COLORADO.

21 (b) ON OR BEFORE OCTOBER 1, 2022, THE TASK FORCE SHALL  
22 DELIVER TO THE DIRECTOR OF THE OFFICE ANY FINAL RECOMMENDATIONS  
23 DEVELOPED. THE DIRECTOR OF THE OFFICE SHALL SEND COPIES OF THE  
24 TASK FORCE'S FINAL RECOMMENDATIONS TO THE COMMISSION, THE  
25 GENERAL ASSEMBLY, AND THE GOVERNOR.

26 (c) (I) IF AT LEAST TWO-THIRDS OF THE MEMBERS APPOINTED TO  
27 THE TASK FORCE AGREE ON RECOMMENDATIONS PURSUANT TO

1 SUBSECTION (8)(a)(I) OF THIS SECTION, AND THE DIRECTOR OF THE OFFICE  
2 IN CONSULTATION WITH THE DIVISION DETERMINES THAT THE  
3 RECOMMENDATIONS MEET THE GREENHOUSE GAS EMISSION REDUCTION  
4 REQUIREMENTS SET FORTH IN SUBSECTION (8)(a)(II) OF THIS SECTION, THE  
5 DIVISION SHALL, ON OR BEFORE NOVEMBER 15, 2022, REQUEST THAT THE  
6 COMMISSION PUBLISH A NOTICE OF PROPOSED RULE-MAKING TO ADOPT  
7 RULES TO IMPLEMENT PERFORMANCE STANDARDS. ON OR BEFORE MAY 1,  
8 2023, THE COMMISSION, UPON CAREFUL CONSIDERATION OF THE  
9 RECOMMENDATIONS OF THE TASK FORCE AS PRESENTED BY THE DIVISION,  
10 SHALL PROMULGATE RULES TO ESTABLISH PERFORMANCE STANDARDS.  
11 THE COMMISSION SHALL ALSO ADOPT RULES REGARDING WAIVERS AND  
12 EXTENSIONS OF TIME REGARDING THE PERFORMANCE STANDARD  
13 REQUIREMENTS. THE COMMISSION'S RULES MUST INCLUDE A PROVISION  
14 THAT AN OWNER OF A PUBLIC BUILDING NEED ONLY COMPLY WITH  
15 PERFORMANCE STANDARDS WITH REGARD TO WORK ON A CONSTRUCTION  
16 OR RENOVATION PROJECT THAT:

17 (A) HAS AN ESTIMATED COST OF AT LEAST FIVE HUNDRED  
18 THOUSAND DOLLARS;

19 (B) IMPACTS AT LEAST TWENTY-FIVE PERCENT OF THE COVERED  
20 BUILDING'S SQUARE FOOTAGE; AND

21 (C) EXCLUDES UPGRADES SUCH AS PAINTING, FLOORING, OR  
22 TENANT FINISHES THAT DO NOT IMPACT ENERGY USE.

23 (II) IF TWO-THIRDS OF THE MEMBERS OF THE TASK FORCE CANNOT  
24 AGREE ON RECOMMENDATIONS OR IF THE DIRECTOR OF THE OFFICE IN  
25 CONSULTATION WITH THE COMMISSION DETERMINES THAT THE TASK  
26 FORCE'S RECOMMENDATIONS DO NOT MEET THE GREENHOUSE GAS  
27 EMISSION REDUCTION REQUIREMENTS SET FORTH IN SUBSECTION (8)(a)(II)

1 OF THIS SECTION, THE COMMISSION, ON OR BEFORE MAY 1, 2023, SHALL,  
2 BY RULE, ADOPT PERFORMANCE STANDARDS THAT MEET THE GREENHOUSE  
3 GAS EMISSION REDUCTION REQUIREMENTS SET FORTH IN SUBSECTION  
4 (8)(a)(II) OF THIS SECTION. THE COMMISSION SHALL ALSO ADOPT RULES  
5 REGARDING WAIVERS AND EXTENSIONS OF TIME REGARDING THE  
6 PERFORMANCE STANDARD REQUIREMENTS. THE COMMISSION'S RULES  
7 MUST INCLUDE A PROVISION THAT AN OWNER OF A PUBLIC BUILDING NEED  
8 ONLY COMPLY WITH PERFORMANCE STANDARDS WITH REGARD TO WORK  
9 ON A CONSTRUCTION OR RENOVATION PROJECT THAT:

10 (A) HAS AN ESTIMATED COST OF AT LEAST FIVE HUNDRED  
11 THOUSAND DOLLARS;

12 (B) IMPACTS AT LEAST TWENTY-FIVE PERCENT OF THE COVERED  
13 BUILDING'S SQUARE FOOTAGE; AND

14 (C) EXCLUDES UPGRADES SUCH AS PAINTING, FLOORING, OR  
15 TENANT FINISHES THAT DO NOT IMPACT ENERGY USE.

16 (III) THE COMMISSION SHALL NOT ADOPT RULES TO RESCIND OR  
17 MODIFY THE EXEMPTIONS FOR OWNERS OF PUBLIC BUILDINGS FROM  
18 PAYMENT OF THE ANNUAL FEE, AS SET FORTH IN SECTION 24-38.5-110  
19 (1)(e)(II), OR FROM PAYMENT OF CIVIL PENALTIES, AS SET FORTH IN  
20 SECTION 25-7-122 (1)(i).

21 (IV) THE COMMISSION SHALL, AS NECESSARY, ADOPT RULES TO  
22 MODIFY OR CONTINUE THE PERFORMANCE STANDARDS UNTIL 2050 IN  
23 ORDER TO ACHIEVE OR EXCEED GREENHOUSE GAS EMISSION REDUCTION  
24 TARGETS SET FORTH IN SECTION 25-7-102 (2)(g).

25 (d) THE TASK FORCE CONSISTS OF THE FOLLOWING MEMBERS, ALL  
26 OF WHOM, EXCEPT THE REPRESENTATIVES OF THE OFFICE AND THE  
27 DIVISION, ARE VOTING MEMBERS:

- 1 (I) THE DIRECTOR OF THE OFFICE OR THE DIRECTOR'S DESIGNEE;
- 2 (II) THE DIRECTOR OF THE DIVISION OR THE DIRECTOR'S DESIGNEE;
- 3 (III) TWO MEMBERS WHO ARE OWNERS OF COMMERCIAL COVERED
- 4 BUILDINGS OR WHO REPRESENT OWNERS OF COMMERCIAL COVERED
- 5 BUILDINGS;
- 6 (IV) ONE MEMBER WHO IS A BUILDING OPERATING ENGINEER;
- 7 (V) ONE MEMBER WHO IS AN OWNER OF A MULTIFAMILY
- 8 RESIDENTIAL COVERED BUILDING OR WHO REPRESENTS OWNERS OF
- 9 MULTIFAMILY RESIDENTIAL COVERED BUILDINGS;
- 10 (VI) ONE MEMBER WHO REPRESENTS AN AFFORDABLE HOUSING
- 11 ORGANIZATION;
- 12 (VII) TWO MEMBERS WHO HAVE DIRECT EXPERIENCE IN, OR ARE
- 13 MEMBERS OF ORGANIZATIONS REPRESENTING WORKERS IN, MECHANICAL,
- 14 PLUMBING, OR ELECTRICAL WORK;
- 15 (VIII) ONE MEMBER REPRESENTING ARCHITECTS;
- 16 (IX) ONE MEMBER REPRESENTING PROFESSIONAL ENGINEERS WITH
- 17 EXPERIENCE WORKING ON SYSTEMS FOR BUILDINGS;
- 18 (X) ONE MEMBER REPRESENTING DEVELOPERS, CONSTRUCTION
- 19 ORGANIZATIONS, OR BUILDING CONTRACTORS;
- 20 (XI) ONE MEMBER REPRESENTING AN ELECTRIC UTILITY, A GAS
- 21 UTILITY, OR A COMBINED ELECTRIC AND GAS UTILITY;
- 22 (XII) TWO MEMBERS OF ENVIRONMENTAL CONSERVATION OR
- 23 ENVIRONMENTAL JUSTICE GROUPS WITH EXPERIENCE IN ENERGY
- 24 EFFICIENCY OR THE BUILT ENVIRONMENT;
- 25 (XIII) ONE MEMBER FROM A LOCAL GOVERNMENT THAT HAS
- 26 ENACTED OR ADOPTED A BENCHMARKING OR BUILDING ENERGY
- 27 PERFORMANCE ORDINANCE OR RESOLUTION;

1            (XIV) ONE MEMBER FROM A LOCAL GOVERNMENT THAT HAS NOT  
2 ENACTED OR ADOPTED A BENCHMARKING OR BUILDING ENERGY  
3 PERFORMANCE ORDINANCE OR RESOLUTION; AND

4            (XV) THREE MEMBERS WITH RELEVANT BUILDING PERFORMANCE  
5 EXPERTISE, AS DETERMINED BY THE DIRECTOR OF THE OFFICE.

6            (e) AN APPLICANT FOR THE TASK FORCE MUST SUBMIT WITH THE  
7 APPLICATION A RECOMMENDATION FROM A RELEVANT MEMBER OR TRADE  
8 ORGANIZATION, IF SUCH MEMBER OR TRADE ORGANIZATION EXISTS. IN  
9 MAKING APPOINTMENTS TO THE TASK FORCE, THE DIRECTOR OF THE OFFICE  
10 SHALL STRIVE TO ENSURE GEOGRAPHIC DIVERSITY.

11            (f) SUBSECTIONS (8)(a), (8)(b), (8)(d), AND (8)(e), AND THIS  
12 SUBSECTION (8)(f) ARE REPEALED, EFFECTIVE JULY 1, 2025.

13            =====

14            (9) **Saving clause.** THIS SECTION DOES NOT RESTRICT:

15            (a) THE ABILITY OF A QUALIFYING UTILITY TO PROVIDE INCENTIVES  
16 OR OTHER ENERGY EFFICIENCY PROGRAM SERVICES FOR COVERED  
17 BUILDINGS;

18            (b) THE ABILITY OF AN INVESTOR-OWNED UTILITY TO TAKE CREDIT,  
19 AS DEEMED APPROPRIATE BY THE PUBLIC UTILITIES COMMISSION, FOR  
20 ENERGY OR GREENHOUSE GAS EMISSION SAVINGS ACHIEVED FOR COVERED  
21 BUILDINGS;

22            (c) THE ABILITY OF A QUALIFIED UTILITY TO SET AN AGGREGATION  
23 THRESHOLD THAT IS LESS THAN FOUR; OR

24            (d) A LOCAL GOVERNMENT FROM ADOPTING OR IMPLEMENTING AN  
25 ORDINANCE OR RESOLUTION THAT IMPOSES MORE STRINGENT  
26 BENCHMARKING OR PERFORMANCE STANDARD REQUIREMENTS.

27            **SECTION 2.** In Colorado Revised Statutes, 24-38.5-102.4,

1 **amend** (2)(b)(VII); and **add** (2)(b)(VII.5) as follows:

2 **24-38.5-102.4. Energy fund - creation - use of fund -**  
3 **definitions - repeal.** (2) (b) The Colorado energy office may expend  
4 money from the energy fund:

5 (VII) To educate the general public on energy issues and  
6 opportunities; and

7 (VII.5) TO IMPLEMENT THE BUILDING PERFORMANCE PROGRAM  
8 DEFINED IN SECTION 24-38.5-110 (2)(b) AND DESCRIBED IN THAT SECTION  
9 AND SECTION 25-7-142; AND

10 **SECTION 3.** In Colorado Revised Statutes, **add** 24-38.5-102.6  
11 and 24-38.5-110 as follows:

12 **24-38.5-102.6. Climate change mitigation and adaptation fund**  
13 **- creation - use.** (1) THE CLIMATE CHANGE MITIGATION AND ADAPTATION  
14 FUND, REFERRED TO IN THIS SECTION AS THE "FUND", IS HEREBY CREATED  
15 IN THE STATE TREASURY. THE FUND CONSISTS OF:

16 (a) CIVIL PENALTIES CREDITED TO THE FUND PURSUANT TO  
17 SECTION 25-7-122 (1)(i)(III);

18 (b) BUILDING PERFORMANCE PROGRAM FEES CREDITED TO THE  
19 FUND PURSUANT TO SECTION 24-38.5-110 (1)(e), WHICH FEES MUST BE  
20 SEPARATELY ACCOUNTED FOR IN THE FUND;

21 (c) GIFTS, GRANTS, AND DONATIONS MADE TO THE COLORADO  
22 ENERGY OFFICE TO HELP FINANCE ITS ADMINISTRATION OF CLIMATE  
23 CHANGE MITIGATION OR ADAPTATION PROGRAMS AND POLICIES;

24 (d) ANY MONEY THAT THE GENERAL ASSEMBLY MAY APPROPRIATE  
25 OR TRANSFER TO THE FUND; AND

26 (e) ANY OTHER MONEY CREDITED TO THE FUND.

27 (2) MONEY IN THE FUND IS CONTINUOUSLY APPROPRIATED TO THE

1 COLORADO ENERGY OFFICE FOR THE PURPOSE OF FINANCING AND  
2 ADMINISTERING THE BUILDING PERFORMANCE PROGRAM DEFINED IN  
3 SECTION 24-38.5-110 (3)(b) AND DESCRIBED IN THAT SECTION AND  
4 SECTION 25-7-142.

5 (3) THE STATE TREASURER SHALL CREDIT ALL INTEREST AND  
6 INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT OF MONEY IN THE  
7 FUND TO THE FUND.

8 **24-38.5-110. Building performance program - duties of the**  
9 **office - county assessor records database - fees - definitions.** (1) THE  
10 COLORADO ENERGY OFFICE SHALL IMPLEMENT A BUILDING PERFORMANCE  
11 PROGRAM AS FOLLOWS:

12 (a) BASED ON COUNTY ASSESSOR RECORDS AND OTHER AVAILABLE  
13 SOURCES OF INFORMATION, THE OFFICE SHALL ADMINISTER THE BUILDING  
14 PERFORMANCE PROGRAM BY:

15 (I) CREATING A DATABASE OF COVERED BUILDINGS AND OF  
16 OWNERS REQUIRED TO COMPLY WITH THE BUILDING PERFORMANCE  
17 PROGRAM;

18 (II) TRACKING COMPLIANCE WITH THE BUILDING PERFORMANCE  
19 PROGRAM;

20 (III) MAINTAINING A LIST OF NONCOMPLIANT OWNERS; AND

21 (IV) IN A FORM AND MANNER DETERMINED BY THE OFFICE, IN  
22 CONSULTATION WITH THE DIVISION OF ADMINISTRATION IN THE  
23 DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, PERIODICALLY  
24 PROVIDING THE DIVISION WITH A LIST OF NONCOMPLIANT OWNERS FOR THE  
25 DIVISION'S ENFORCEMENT OF THE BUILDING PERFORMANCE PROGRAM  
26 PURSUANT TO SECTION 25-7-122 (1)(i).

27 (b) UPON REQUEST OF THE OFFICE, A COUNTY ASSESSOR SHALL, IF



1 FEASIBLE USING EXISTING RESOURCES, PROVIDE READILY AVAILABLE  
2 PROPERTY DATA FROM EXISTING RECORDS TO THE OFFICE AS NECESSARY  
3 FOR IMPLEMENTATION OF THIS SECTION.

4 (c) THE OFFICE SHALL MAKE PUBLICLY AVAILABLE, THROUGH  
5 DIGITALLY INTERACTIVE MAPS, LISTS, OR OTHER TECHNOLOGY AS  
6 DETERMINED BY THE OFFICE, BENCHMARKING DATA FOR ALL COVERED  
7 BUILDINGS THAT HAVE REPORTED IN EACH YEAR PURSUANT TO SECTION  
8 25-7-142 (3). THE PUBLICLY AVAILABLE DATA MUST NOT INCLUDE ANY  
9 CONTACT INFORMATION FOR A COVERED BUILDING THAT IS NOT  
10 OTHERWISE PUBLICLY AVAILABLE.

11 (d) THE OFFICE SHALL COORDINATE WITH ANY LOCAL  
12 GOVERNMENT THAT IMPLEMENTS ITS OWN ENERGY BENCHMARKING OR  
13 ENERGY PERFORMANCE PROGRAM, INCLUDING THE COORDINATION OF  
14 REPORTING REQUIREMENTS.

15 (e) (I) EXCEPT AS PROVIDED IN SUBSECTION (1)(e)(II) OF THIS  
16 SECTION, TO FINANCE THE OFFICE'S ADMINISTRATION OF THE BUILDING  
17 PERFORMANCE PROGRAM, THE OFFICE SHALL COLLECT FROM EACH OWNER  
18 OF A COVERED BUILDING AN ANNUAL FEE OF ONE HUNDRED DOLLARS PER  
19 COVERED BUILDING. THE OFFICE SHALL TRANSFER THE FEES COLLECTED  
20 TO THE STATE TREASURER, WHO SHALL CREDIT THEM TO THE CLIMATE  
21 CHANGE MITIGATION AND ADAPTATION FUND CREATED IN SECTION  
22 24-38.5-102.6.

23 ==  
24 (II) THE OWNER OF A PUBLIC BUILDING IS EXEMPT FROM PAYING  
25 THE ANNUAL FEE DESCRIBED IN SUBSECTION (1)(e)(I) OF THIS SECTION.

26 (2) TO IMPLEMENT THE BUILDING PERFORMANCE PROGRAM, THE  
27 COLORADO ENERGY OFFICE SHALL ASSIST BUILDING OWNERS TO INCREASE

1 ENERGY EFFICIENCY AND REDUCE GREENHOUSE GAS EMISSIONS FROM  
2 THEIR BUILDINGS, INCLUDING BY PROVIDING OUTREACH, TRAINING,  
3 TECHNICAL ASSISTANCE, AND GRANTS TO BUILDING OWNERS TO HELP  
4 THEIR BUILDINGS COME INTO COMPLIANCE WITH THE BUILDING  
5 PERFORMANCE PROGRAM.

6 (3) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
7 REQUIRES:

8 (a) "BENCHMARKING DATA" HAS THE MEANING SET FORTH IN  
9 SECTION 25-7-142 (2)(d).

10 (b) "BUILDING PERFORMANCE PROGRAM" MEANS THE  
11 BENCHMARKING REQUIREMENTS SET FORTH IN SECTION 25-7-142 (3) AND  
12 PERFORMANCE STANDARD REQUIREMENTS SET BY THE COMMISSION BY  
13 RULE PURSUANT TO SECTION 25-7-142 (8)(b).

14 (c) "COLORADO ENERGY OFFICE" OR "OFFICE" MEANS THE  
15 COLORADO ENERGY OFFICE CREATED IN SECTION 24-38.5-101.

16 (d) "COMMISSION" MEANS THE AIR QUALITY CONTROL COMMISSION  
17 CREATED IN SECTION 25-7-104 (1).

18 (e) "COVERED BUILDING" HAS THE MEANING SET FORTH IN SECTION  
19 25-7-142 (2)(j).

20 (f) "OWNER" HAS THE MEANING SET FORTH IN SECTION 25-7-142  
21 (2)(r).

22 **SECTION 4.** In Colorado Revised Statutes, 25-7-122, **add** (1)(i)  
23 as follows:

24 **25-7-122. Civil penalties - rules - definitions.** (1) Upon  
25 application of the division, the division may collect penalties as  
26 determined under this article 7 by instituting an action in the district court  
27 for the district in which the air pollution source affected is located, in

1 accordance with the following provisions:

2 (i) (I) ON AND AFTER JANUARY 1, 2024, AND EXCEPT AS PROVIDED  
3 IN SUBSECTION (1)(i)(II) OF THIS SECTION, AN OWNER OF A COVERED  
4 BUILDING THAT VIOLATES SECTION 25-7-142 (3) OR (6) IS SUBJECT TO A  
5 CIVIL PENALTY OF UP TO FIVE HUNDRED DOLLARS FOR A FIRST VIOLATION  
6 AND UP TO TWO THOUSAND DOLLARS FOR EACH SUBSEQUENT VIOLATION.  
7 AS PART OF THE REQUIREMENT THAT THE COMMISSION ADOPT RULES TO  
8 ESTABLISH PERFORMANCE STANDARDS PURSUANT TO SECTION 25-7-142  
9 (8)(b), THE COMMISSION SHALL ESTABLISH BY RULE, WITH REGARD TO A  
10 VIOLATION OF THE PERFORMANCE STANDARDS, CIVIL PENALTIES IN AN  
11 AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS FOR A FIRST  
12 VIOLATION AND FIVE THOUSAND DOLLARS FOR A SUBSEQUENT VIOLATION.

13 (II) THE DIVISION SHALL NOT ASSESS A CIVIL PENALTY FOR A  
14 VIOLATION RELATED TO A PUBLIC BUILDING.

15 (III) NOTWITHSTANDING SECTION 25-7-129, THE DIVISION SHALL  
16 TRANSMIT CIVIL PENALTIES COLLECTED PURSUANT TO THIS SUBSECTION  
17 (1)(i) TO THE STATE TREASURER, WHO SHALL CREDIT THEM TO THE  
18 CLIMATE CHANGE MITIGATION AND ADAPTATION FUND CREATED IN  
19 SECTION 24-38.5-102.6.

20 (IV) AS USED IN THIS SUBSECTION (1)(i):

21 (A) "COVERED BUILDING" HAS THE MEANING SET FORTH IN  
22 SECTION 25-7-142 (2)(j).

23 ==

24 (B) "OWNER" HAS THE MEANING SET FORTH IN SECTION 25-7-142  
25 (2)(r).

26 **SECTION 5.** In Colorado Revised Statutes, 29-12.5-101, **amend**  
27 (3) introductory portion, (3)(f), and (3)(h); and **repeal** (3)(g) as follows:

1           **29-12.5-101. Definitions.** As used in this article 12.5:

2           (3) "Energy performance contract" means a contract for  
3 evaluations, recommendations, or implementation of one or more energy  
4 saving measures designed to produce utility ~~costs~~ COST savings, operation  
5 and maintenance cost savings, or vehicle fleet operational and fuel cost  
6 savings, which contract:

7           (f) Requires ~~such~~ A board, upon termination or expiration of the  
8 contract, to return to ~~such~~ THE party any ~~moneys~~ MONEY THAT THE PARTY  
9 deposited with ~~such~~ THE board ~~that are~~ AND DID not ~~forfeited~~ FORFEIT to  
10 ~~such~~ THE board pursuant to ~~paragraph (c) of this subsection (3)~~  
11 SUBSECTION (3)(e) OF THIS SECTION; AND

12           (g) ~~Requires that not less than one-tenth of all payments, except~~  
13 ~~payments for maintenance and repairs and obligations on the termination~~  
14 ~~of the contract prior to expiration, to be made by such board shall be~~  
15 ~~made within two years from the date of execution of the contract; and~~

16           (h) Requires that the ~~remaining such payments to be made by such~~  
17 ~~board shall be made within twelve years from the date of execution of the~~  
18 ~~contract; except that the maximum term of the payments shall~~ THAT THE  
19 BOARD MAKES MUST be less than the cost-weighted average useful life of  
20 energy cost-savings equipment for which the contract is made, not to  
21 exceed twenty-five years.

22           **SECTION 6. Act subject to petition - effective date -**  
23 **applicability.** (1) This act takes effect at 12:01 a.m. on the day following  
24 the expiration of the ninety-day period after final adjournment of the  
25 general assembly; except that, if a referendum petition is filed pursuant  
26 to section 1 (3) of article V of the state constitution against this act or an  
27 item, section, or part of this act within such period, then the act, item,

1 section, or part will not take effect unless approved by the people at the  
2 general election to be held in November 2022 and, in such case, will take  
3 effect on the date of the official declaration of the vote thereon by the  
4 governor.

5 (2) This act applies to conduct occurring on or after the applicable  
6 effective date of this act.