

TABLE OF CONTENTS

	Chapter-Page
CHAPTER 1: REAL ESTATE BROKER LICENSE LAW	1-1
I. Reason for Its Enactment	1-1
II. What the Law Does Not Cover	1-1
III. The Commission Office	1-1
A. The Master File	1-2
B. Licensing	1-2
C. Enforcement Section	1-3
IV. License Law	1-4
A. Part 1 – Common Definitions	1-4
B. Part 2 – Brokers and Salespersons	1-4
C. Part 3 – Brokers’ Commissions.....	1-27
D. Part 4 – Brokerage Relationships.....	1-28
CHAPTER 2: REAL ESTATE BROKER RULES AND REGULATIONS	2-1
Rules of the Colorado Real Estate Commission	2-1
Chapter 1. Definitions.....	2-1
Chapter 2. Licensure Requirements	2-5
Chapter 3. Licensure, Renewal, License Status, and Insurance.....	2-11
Chapter 4. Continuing Education Requirement	2-19
Chapter 5. Separate Accounts and Accounting.....	2-23
Chapter 6. Practice Standards	2-29
Commission Approved Forms	2-43
Chapter 7. Use of Standard Forms	2-43
Chapter 8. Declaratory Orders	2-46
Chapter 9. Commission Review of Initial Decisions and Exceptions	2-48
CHAPTER 3: REAL ESTATE COMMISSION POSITION STATEMENTS	3-1
CP-1 Commission Policy on Homebuilder’s Exemption from Licensing	3-3
CP-2 Commission Position on Earned Fees	3-3
CP-3 Position Statement Concerning Commission Rule 6-15.....	3-5
CP-4 Commission Position on Interest Bearing Trust Accounts	3-6
CP-5 Commission Position on Advance Rentals and Security Deposits	3-6
CP-6 Commission Position on Release of Earnest Money Deposits	3-7
CP-7 Commission Position on Closing Costs.....	3-8
CP-8 Commission Position on Assignment of Contracts and Escrowed Funds	3-8
CP-9 Commission Position on Record Keeping by Brokers	3-9
CP-10 Commission Position on Compensation Agreements Between Employing and Employed Brokers	3-10
CP-11 Commission Position on Assignments of Broker’s Rights to a Commission.....	3-10
CP-12 Commission Position on the Broker’s Payment or Rebating a Portion of an Earned Commission	3-11
CP-13 Commission Policy on Single-Party Listings	3-11
CP-14 Commission Position on Sale of Modular Homes by Licensees	3-12
CP-15 Commission Position on Sale of Items Other Than Real Estate.....	3-12
CP-16 Commission Position on Access to Properties Offered for Sale	3-13

CP-18 Commission Position on Payments to a Wholly Owned Employee’s Corporation 3-13

CP-19 Commission Position on Short Term Occupancy Agreements 3-14

CP-20 Commission Position Statement on Personal Assistants..... 3-14

CP-21 Commission Position on Office Policy Manuals 3-16

CP-22 Commission Position Statement on Handling of Confidential Information in Real Estate Brokerage..... 3-18

CP-23 Commission Position on Use of “Licensee Buyout Addendum” 3-19

CP-24 Commission Position on Preparation of Market Analyses and Real Estate Evaluations Used for Loan Purposes..... 3-19

CP-25 Commission Position on Recording Contracts..... 3-20

CP-26 Commission Position on Auctioning..... 3-21

CP-27 Commission Position on the Performance of Residential Leasing and Property Management Functions 3-22

CP-28 Commission Position on Showing Properties 3-27

CP-29 Commission Position on “Megan’s Law” 3-27

CP-30 State of Colorado Real Estate Commission and Board of Real Estate Appraisers Joint Position Statement 3-30

CP-31 Commission Position on Acting as a Transaction Broker or Agent in Particular Types of Transactions. 3-27

CP-32 Commission Position on Brokerage Disclosures 3-28

CP-33 Joint Position Statement from the Division of Real Estate and Division of Insurance Concerning Application of the Good Funds Laws (Repealed) 3-29

CP-34 Commission Position on Settlement Service Provider Selection, Closing Instructions and Earnest Money Deposits 3-30

CP-35 Commission Position on Brokers as Principals..... 3-31

CP-36 Commission Position on Minimum Service Requirements 3-31

CP-37 Commission Position on Survey and Lease Objections to the Contract to Buy and Sell Real Estate..... 3-34

CP-38 Commission Position on Disclosure of Affiliated Business Arrangements and Conflicts of Interest 3-34

CP-39 Commission Position on Lease Options, Lease Purchase Agreements and Installment Land Contracts..... 3-35

CP-40 Commission Position on Teams..... 3-36

CP-41 Commission Position on Competency 3-37

CP-42 Commission Position on Apartment Building or Complex Management..... 3-37

CP-43 Commission Position on Property Inspection Resolutions 3-38

CP-44 Commission Position on Coming Soon Listings..... 3-39

CP-45 Commission Position on Defined Terms 3-40

CP-46 Commission Position on Broker Disclosure of Adverse Material Facts..... 3-40

CHAPTER 4: SUBDIVISION LAWS..... 4-1

 I. Jurisdiction of Commission..... 4-1

 A. Introduction 4-1

 B. Exemption from Registration under the Act..... 4-1

 C. Additional Provisions of the Act 4-2

 II. Subdivision Statutes 4-2

 III. Rules and Regulations for Subdivision Developers 4-8

 IV. Licensee’s Responsibilities 4-22

 V. Municipal Planning and Zoning Laws..... 4-23

 VI. County Planning Laws 4-23

Table of Contents

	Chapter-Page
VII. Special Types of Subdivisions	4-24
A. Condominiums as Subdivisions	4-24
VIII. Condominium Ownership Act – Referenced in Chapter 5, Condominium Ownership Act	4-24
IX. Colorado Common Interest Ownership Act – Referenced in Chapter 5, Colorado Common Interest Ownership Act	4-25
X. Cooperative Housing Corporations.....	4-25
CHAPTER 5: COMMON INTEREST COMMUNITIES.....	5-1
I. HOA Information and Resource Center.....	5-1
II. HOA Registration	5-1
III. Community Association Manager Licensing.....	5-2
IV. HOA Statutes	5-2
V. Condominium Ownership Act	5-5
Title 38, Article 33, C.R.S. – Condominium Ownership Act.....	5-5
VI. Colorado Common Interest Ownership Act.....	5-12
VII. Colorado Revised Nonprofit Corporation Act.....	5-81
CHAPTER 6: APPRAISER LICENSE LAW	6-1
I. The Colorado Board of Real Estate Appraisers	6-1
II. Appraiser Licensing and Certification	6-1
III. Levels of Appraiser Licensure	6-2
IV. Requirements for Appraiser Licensure	6-2
V. Continuing Education Requirements	6-3
VI. Appraisal Management Companies	6-3
Title 12, Article 10, Part 6, Colorado Revised Statutes – Real Estate Appraisers.....	6-3
CHAPTER 7: APPRAISER RULES AND REGULATIONS.....	7-1
Rules of the Colorado Board of Real Estate Appraisers.....	7-2
CHAPTER 8: MORTGAGE LOAN ORIGINATOR LICENSE LAW	8-1
I. Introduction.....	8-1
II. Mortgage Loan Originator Licensing and Mortgage Company Registration Act	8-2
Colorado Revised Statutes Title 12, Article 10, Part 7	8-2
III. Standards for Mortgage Lending and Servicing	8-24
IV. Loan Fraud.....	8-29
CHAPTER 9: MORTGAGE LOAN ORIGINATOR RULES AND REGULATIONS AND POSITION STATEMENTS	9-1
I. Mortgage Loan Originator Rules.....	9-1
Rules Regarding Mortgage Loan Originators.....	9-1
II. Mortgage Loan Originator Position Statements.....	9-30
Position Statement – MB 1.1 [Repealed].....	9-30
Position Statement – MB 1.2 [Repealed].....	9-30
Position Statement – MLO 1.3 – Board Position on Individuals Not Required to be Licensed – Supervisors and Support Staff (revised 09/18/2013) – effective 11/14/2013.....	9-30
Position Statement – MLO 1.4 – Mortgage Loan Originator and Mortgage Company Exemptions (revised 09/18/2013)	9-31

Position Statement – MLO 1.5 – Loan Modifications (revised 11/20/2013)	9-31
Position Statement – MLO 1.7 – Financial Responsibility Requirement.....	9-33
Position Statement – MLO 1.8 – Real Estate Brokerage Activity	9-33
Position Statement – MLO 1.9 – Mortgage Company Definition Applicability.....	9-33
CHAPTER 10: LANDMARK CASE LAW.....	10-1
I. Supreme Court Decision on Practice of Law by Brokers. (Conway-Bogue Realty Investment Co. v. Denver Bar Association, 312 P.2d 998 (Colo. 1957)).....	10-1
Summary of Decision on Practice of Law by Brokers	10-2
Companion Decision on Practice of Law. (Title Guaranty Co. v. Denver Bar Association and Record Abstract & Title Co. v. Denver Bar Association, 312 P.2d 1011 (Colo. 1957)).....	10-4
II. Licensee Acting on Own Account—Commission Jurisdiction. Seibel v. Colorado Real Estate Commission, 530 P.2d 1290 (Colo. App. 1974).....	10-5
III. Eckley v. Colorado Real Estate Commission (1988). Case Topics: Incompetency/Unworthiness as Applied to License Discipline; Court Review of Agency Imposed Sanctions; and Offsetting Actions by Other Regulatory Agencies.....	10-7
IV. Colorado Real Estate Commission v. Hanegan (1997). Case Topics: Adequate Notice of CE Requirements; and Standards for Court Review of Agency Imposed Sanctions.....	10-9
V. Colorado Real Estate Commission v. Bartlett (2011). (Case Topics: Convictions of Attempted Crimes; Proof of Rehabilitation; and Appropriate License Discipline).....	10-10
VI. McDonnell v. Colorado Real Estate Commission (2015). Case Topics: Non-Brokerage Activities; Specific Prohibited Acts; and Court Review of Agency Imposed Sanctions.....	10-12
VII. Colorado Real Estate Commission v. Vizzi (2019). Case Topics: Mandatory Duties of Real Estate Brokers; Federal Antitrust Defense; Anonymous Complainants and Due Process Rights; and Court Review of Agency Imposed Sanctions.....	10-14

PART II: SUBSTANTIVE CHAPTERS

CHAPTER 11: INTERESTS IN LAND	11-1
I. Introduction and History.....	11-1
II. Kinds of Interests in Land	11-1
A. Freehold Estates	11-2
B. Non-Freehold Estates.....	11-3
III. Concurrent Interests	11-4
A. Joint Tenancy	11-4
B. Tenancy in Common.....	11-4
IV. Concurrent Conveyances.....	11-4
V. Homestead Exemption	11-5
VI. Easements.....	11-6
VII. Adverse Possession	11-6
VIII. Combined Types of Ownership.....	11-7

Table of Contents

	Chapter-Page
CHAPTER 12: LAND DESCRIPTIONS	12-1
I. Introduction.....	12-1
II. The United States Governmental Survey System	12-1
III. Metes and Bounds Descriptions.....	12-5
A. Bearing System	12-5
B. Azimuth System.....	12-7
IV. Recorded Subdivision Plat.....	12-7
V. Surveys and Certificates	12-8
VI. Colorado Coordinate System	12-11
VII. Metric System.....	12-13
CHAPTER 13: DEEDS AND TRANSFER OF TITLE	13-1
I. Introduction.....	13-1
A. Types of Deeds	13-5
B. Usual Elements of Deeds	13-6
CHAPTER 14: EVIDENCE OF TITLE	14-1
I. Introduction.....	14-1
II. Purpose of Recording.....	14-1
III. Title Insurance	14-2
A. Title Insurance Commitments.....	14-3
B. Scope of Search.....	14-4
C. Title Insurance Policies	14-4
D. Regulatory Issues	14-5
IV. Abstract and Opinion	14-6
A. Liability.....	14-6
B. Risks.....	14-7
V. Torrens Certificate of Title	14-7
CHAPTER 15: WATER RIGHTS.....	15-1
I. Introduction.....	15-1
II. Water Rights and Prior Appropriation.....	15-1
III. Adjudication of Water Rights	15-2
IV. Water Administration.....	15-3
V. Other Types of Rights to Use Water	15-3
1. Shares in a Mutual Ditch or Reservoir Company	15-3
2. Well Permits	15-4
3. Ground Water Rights that are Not Tributary to Surface Water	15-4
4. Contract Rights to Use Water	15-4
5. Water Taps.....	15-5
6. Augmentation Plans.....	15-5
VI. Identifying Water Rights in the CREC Form Contracts	15-5
1. Section 2.7 – Water Rights/Well Rights.....	15-1
2. Section 10.8 – Source of Potable Water (Residential Land and Residential Improvements Only).....	15-6
3. Section 15.7 – Water Transfer Fees.....	15-6
VII. Diligence: Understanding What You are Buying	15-6
1. Confirming Water Rights	15-7
2. Determining Validity and Amount of Water Available Under Water Rights	15-7
3. Evaluating Potential Future Use of Water Rights.....	15-7

4. Confirming Title of the Water Rights	15-8
VIII. Conveying Water Rights	15-8
1. Deed	15-8
2. Assignment.....	15-9
3. Bill of Sale	15-9
4. Wells and Well Permits.....	15-9
5. Shares of Stock in a Mutual Ditch or Reservoir Company	15-9
6. Special Considerations When Water is Sold Separately from the Land it Was Historically Used On	15-10
IX. Encumbering Water Rights	15-10
X. Ground Water Not Considered Tributary to Surface Water.....	15-10
XI. Conclusion.....	15-11
XII. Water Right Terminology.....	15-12
CHAPTER 16: BROKERAGE RELATIONSHIPS.....	16-1
I. Introduction	16-1
A. Brokerage Relationships in Real Estate Act	16-1
B. Establishing the Relationship	16-1
C. Refining Agency Relationships	16-1
II. Real Estate Brokerage Basics.....	16-2
A. One-Person Firm	16-2
B. Multiple-Person Firm	16-2
C. Confidential Information.....	16-2
D. Supervision.....	16-3
E. Intraoffice Relationships.....	16-3
III. Agency.....	16-3
IV. Transaction-Brokerage	16-4
V. Uniform Duties.....	16-4
A. Seller or Landlord Uniform Duties	16-5
B. Seller or Landlord Agency – Additional Duties.....	16-6
C. Buyer or Tenant Uniform Duties.....	16-6
D. Buyer or Tenant Agency – Additional Duties.....	16-7
VI. Entering into a Brokerage Relationship	16-7
A. Agency	16-8
B. Transaction-Brokerage	16-8
C. Customer	16-8
D. Permitted Relationships	16-8
VII. Mandatory Disclosures.....	16-9
A. Establishing the Brokerage Relationship	16-9
B. Mandatory Disclosures.....	16-9
C. Designated Brokerage Disclosure	16-9
D. Disclosure Forms	16-10
E. Other Disclosures	16-10
F. Change of Status	16-11
VIII. Example Section Removed (1-1-18).....	16-11
IX. Duration of Relationships.....	16-11
A. Term	16-11
B. Termination	16-11
C. No Duties after Termination.....	16-12
D. Responsibilities after Termination	16-12

Table of Contents

	Chapter-Page
X. Office Policies.....	16-12
XI. Compensation	16-12
A. Payment Does Not Establish Agency	16-12
B. Multiple Payments	16-13
C. Payer	16-13
D. Approval to Share	16-13
E. Identity	16-13
F. Brokers Licensed in Other Jurisdictions.....	16-13
CHAPTER 17: LISTINGS	17-1
I. Introduction.....	17-1
II. Right-to-Sell Agreements	17-1
III. Types of Seller Agreements.....	17-2
A. Net Listing	17-2
B. Open Listing	17-2
C. Exclusive Agency Listing	17-2
D. Exclusive Right-to-Sell Listing	17-3
E. Multiple Listing.....	17-3
IV. Right-to-Buy Agreements.....	17-3
Exclusive Right-to-Buy Contract	17-3
V. Change of Status	17-4
VI. Approved Forms	17-4
VII. Broker Responsibility	17-4
A. Diligence in Pursuing the Objective of the Listing Agreement.....	17-4
B. Cancelled Listings.....	17-5
C. Conflicts of Interest.....	17-5
D. Scope of Activity – Principal Consent.....	17-5
E. Commission-Approved Forms	17-5
F. Closing Instructions.....	17-6
G. Broker Compensation	17-6
H. Sales Arrangements Between Brokers.....	17-7
CHAPTER 18: CONTRACTS	18-1
I. Introduction.....	18-1
II. Essential Elements of a Contract	18-1
III. Matters to be Considered in Real Estate Contracts.....	18-5
A. Names and Signatures of the Parties.....	18-6
B. Sale Price and Payment Provisions	18-6
C. Description of the Property	18-6
D. Type of Deed	18-6
E. Condition of Title.....	18-6
F. Default Provisions	18-7
G. Contingency Provisions	18-7
H. Possession	18-7
I. Apportionment or Adjustment	18-7
J. Risk of Loss	18-7
IV. Colorado Buy-Sell Contract.....	18-8
V. Competency in Preparing Contracts	18-9
A. Loan Contingency.....	18-9
B. Assumptions.....	18-9
C. Buyer’s Creditworthiness.....	18-10

D. Balloon Payments.....	18-10
VI. Surveys	18-10
VII. Dual Contracting and Loan Fraud	18-11
VIII. Installment Contracts.....	18-11
IX. Manufactured, Modular, and Mobile Homes	18-14
CHAPTER 19: TRUST DEEDS AND LIENS	19-1
I. Trust Deeds and Mortgages.....	19-1
A. Introduction and Background of Mortgages	19-1
II. The Foreclosure Process in Colorado.....	19-2
A. Overview	19-2
B. The Statutory Public Trustee Foreclosure Process - Generally	19-3
C. The Rule 120 Proceeding	19-4
D. The Foreclosure Sale	19-4
E. Lienholder Redemption	19-5
F. The Colorado Foreclosure Process and Real Estate Brokers.....	19-5
G. Conclusion	19-6
III. Mortgages and Deeds of Trust	19-6
IV. Concerning Real Estate Foreclosures (Deeds of Trust).....	19-7
V. Master Form Mortgage or Deed of Trust	19-29
A. Master Form of Mortgage or Deed of Trust.....	19-29
B. Acknowledged and Recorded for the Protection.....	19-29
VI. Usual Elements of a Deed of Trust or Mortgage.....	19-30
VII. Assumption of Indebtedness.....	19-32
VIII. Section 38-30-165, C.R.S., Limit on Interest Rate Increase	19-32
IX. The Promissory Note.....	19-32
X. Second Mortgage or Trust Deed.....	19-33
XI. Installment Land Contract	19-33
XII. Liens.....	19-34
A. Introduction	19-34
B. Specific Liens	19-34
C. General Liens	19-38
CHAPTER 20 CLOSING STATEMENTS	20-1
I. Introduction	20-1
II. Rules and Requirements for Closings	20-1
A. Responsibility for Closing	20-1
B. Preparation of Legal Documents	20-2
C. Good Funds	20-2
D. Closing Statements (SS 60-6-16) (Formerly called Settlement Statements).....	20-2
E. Signing the Closing Statement	20-2
F. Broker Closing Records.....	20-2
G. Escrow Tax Reserve Account Refunds.....	20-3
H. Internal Revenue Service Reporting – Real Estate Sales	20-3
I. Certain Cash Transactions	20-3
J. FIRPTA Withholding	20-3
K. Nonresident of Colorado Withholding	20-4
L. Real Estate Settlement Procedures Act (RESPA).....	20-4
M. Special Taxes	20-5
III. The Closing Process	20-5

Table of Contents

	Chapter-Page
IV. Closing Examples	20-7
A. Final Settlement with a Seller Carry Loan.....	20-8
B. Final Settlement with an Assumed Loan	20-15
C. Final Settlement with a New Loan.....	20-19
V. Closing Statement	20-32
A. Seller’s Closing Statement – New Loan	20-32
B. Buyer’s Closing Statement – New Loan.....	20-33
VI. Other Settlement Items	20-34
A. Loan Fees	20-34
B. HOA Fees	20-34
C. Rentals	20-35
D. Seller Concessions	20-35
VII. Statutes, Rules, and Position Statements Affecting Closings	20-36
A. Statutes.....	20-36
B. Rules	20-36
C. Commission Position Statements:.....	20-36
VIII. Useful Closing Web Sites	20-37
CHAPTER 21: ESCROW RECORDS.....	21-1
I. Introduction.....	21-1
A. Concepts and Responsibilities – A Chapter Summary	21-1
II. Sales Escrow Accounts.....	21-3
A. The Escrow Bank Account.....	21-3
B. The Cash Receipts and Disbursements Journal (The “Journal”)	21-6
C. The Beneficiary’s Ledger Record (The “Ledger”)	21-9
D. Illustrated Escrow Accounting Transactions	21-11
E. Transaction Files and the Retention of Records.....	21-15
F. Administrative Matters.....	21-17
III. Property Management Records.....	21-21
A. Management Accounting Requirements.....	21-21
B. Required Management Records.....	21-25
C. Accounting for Security and Advance Rental Deposits.....	21-31
IV. Subdivisions and Associations.....	21-34
A. General.....	21-34
B. Accounting Requirements for Registered Developers.....	21-36
C. Management of Common Interest Associations	21-38
V. Appendix – Sample Forms.....	21-40
A. Notice of Escrow or Trust Account.....	21-41
B. Escrow Account Journal	21-42
C. The Beneficiary and Broker Ledger Cards	21-43
D. The Bank Reconciliation Worksheet	21-44
E. Tenant Ledger	21-45
F. Tenant Security Deposit Ledger.....	21-46
G. Owner’s Ledger	21-47
H. Change of Employing Broker Affidavit	21-48
I. Schedule of Commissions Earned Versus Amounts Taken	21-49
CHAPTER 22: PROPERTY MANAGEMENT AND LEASES	22-1
I. Introduction.....	22-1
II. Commission Position Statements.....	22-3
III. Management Functions.....	22-3

	Chapter-Page
IV. Management Files	22-5
V. Property Management Best Practices	22-6
VI. Merchandising Rental Space	22-8
VII. Short Term Rentals.....	22-9
VIII. General Accounting Concepts.....	22-10
IX. Security Deposits.....	22-11
A. Introduction	22-11
B. Local Ordinances Concerning Security Deposits	22-15
C. Guidelines for the Property Manager Regarding Security Deposits.....	22-15
X. Leases	22-16
A. Introduction	22-16
B. Elements of a Lease.....	22-16
C. Duties and Liabilities of the Parties.....	22-17
D. Leasehold Tenancies	22-19
E. Types of Leases	22-19
F. Termination of Leases	22-21
G. Warranty of Habitability Act (Residential Properties).....	22-22
H. Electric Vehicle Charging Systems.....	22-30
I. Carbon Monoxide Alarms	22-32
XI. Mobile Home Park Tenancies	22-35
XII. Sources of Information and Training	22-35
CHAPTER 23: FARM AND RANCH BROKERAGE	23-1
I. Introduction	23-1
II. Farm and Ranch Glossary	23-4
CHAPTER 24: BUSINESS OPPORTUNITIES	24-1
I. Introduction	24-1
II. Matters to be Considered.....	24-1
III. The Uniform Commercial Code.....	24-3
IV. The Colorado Use Tax	24-4
A. Forms and Settlement.....	24-4
B. Colorado UCC Financing Statements	24-7
CHAPTER 25: TAX FACTORS PERTAINING TO REAL ESTATE PRACTICE	25-1
I. Introduction	25-1
II. Ownership of a Personal Residence	25-1
A. Buying Expenses.....	25-2
B. IRA Withdrawal Used to Fund Purchase	25-2
C. Qualified Residential Mortgage Interest	25-2
D. Mortgage Interest Credit	25-3
E. Mortgage Insurance Premiums	25-4
F. Property Taxes	25-4
G. Personal Property Taxes.....	25-4
H. Non-business Casualty and Theft Losses.....	25-4
I. Moving Expenses.....	25-5
J. Business Use of Home (Home Offices)	25-5
III. Sale of a Personal Residence.....	25-5
A. Installment Sales	25-7
B. Foreclosure	25-7

Table of Contents

C. Colorado Withholding Tax on Certain Transfers of Real Estate	25-8
	Chapter-Page
IV. Property Used in a Trade or Business	25-8
A. Rental Property Operations.....	25-8
B. Depreciation.....	25-9
C. Certain Business Gains and Losses.....	25-9
D. Tax Credits Applicable to Business Property	25-12
V. Federal Estate and Gift Taxation	25-14
A. Real Property	25-14
B. Federal Gift Taxes	25-14
VI. Tax Treatment of Various Legal Entities.....	25-15
A. Corporations	25-15
B. Partnerships.....	25-15
C. S Corporations	25-15
D. Limited Liability Companies (LLC).....	25-15
E. Trusts.....	25-15
F. Homeowner Associations.....	25-16
G. Real Estate Mortgage Investment Conduit (REMIC).....	25-16
H. Tax Shelters	25-16
VII. Employed Real Estate Licensees	25-16
VIII. Withholding of State Income Tax on Proceeds from Transfers by Nonresidents of Real Property Located in Colorado.....	25-17
CHAPTER 26: FAIR HOUSING.....	26-1
I. Introduction.....	26-1
II. Federal Civil Rights Acts.....	26-1
A. Civil Rights Acts of 1866 and 1870 (42 U.S.C. §§ 1981 and 1982).....	26-1
B. Fair Housing Act 1968, Amended 1988 (42 U.S.C. §§ 3601 to 3619).....	26-2
III. Illegal Practices Under Federal Law	26-3
IV. Equal Credit Opportunity Act (ECOA) (15 U.S.C. §§ 1691, <i>et seq.</i>).....	26-9
V. Americans with Disabilities Act	26-9
A. Licensee ADA Responsibilities in Conducting Real Estate Practices.....	26-9
B. Licensee ADA Responsibilities in Listing, Selling, Leasing, or Managing Property	26-10
C. ADA Responsibilities in Real Estate Instruction.....	26-11
D. ADA Responsibilities as Employers	26-11
VI. Colorado Fair Housing Act.....	26-12
A. Title 24, Article 34, C.R.S.	26-12
B. Major Differences Between the Federal and Colorado Fair Housing Acts	26-12
VII. Colorado Civil Rights Division—Commission—Procedures.....	26-13
VIII. Housing Practices	26-15
IX. Discrimination in Places of Public Accommodation	26-25
X. Discriminatory Advertising	26-27
XI. Persons with Disabilities – Civil Rights	26-28
CHAPTER 27: RELATED REAL ESTATE LAW	27-1
I. Real Estate Settlement Procedures Act (RESPA).....	27-1
II. Manufactured Homes.....	27-2

Colorado Real Estate Manual

III. Mobile Home Park Act.....	27-5
	Chapter-Page
IV. Title to Manufactured Homes Act.....	27-22
V. Nondisclosure of Information Psychologically Impacting Real Property	27-45
VI. Soil and Hazard Analyses of Residential Construction.....	27-46
VII. Uniform Power of Attorney Act.....	27-46
VIII. Relief of Residential Taxpayers from Lien of Special District Taxes for General Obligation Indebtedness	27-50
IX. Colorado Consumer Protection Act.....	27-52
X. Disclosure – Methamphetamine Laboratory	27-60
XI. Common Interest Community Disclosure	27-63
XII. Equity Skimming.....	27-64
XIII. Colorado Foreclosure Protection Act	27-65
XIV. Foreclosure Consultants	27-69
XV. Equity Purchasers	27-72
XVI. Revised Uniform Law on Notarial Acts	27-76
XVII. Uniform Recognition of Acknowledgments Act.....	27-95
GLOSSARY OF TERMS	Glossary-1
TOPICAL INDEX	Topical Index-1