



No on Amendment 74

Special interests are poised to pass a ballot measure that could turn local decision making on its head.

Amendment 74 would allow any property holder to sue local and state governments over any regulation, including city planning and basic health and safety protections.

What are the details?

As it's currently written, the Colorado Constitution doesn't allow private property to be taken for public use without compensation – *and rightly so*. But Amendment 74 would greatly expand this provision. It would require the government – the taxpayers – to compensate private property owners for virtually any decrease whatsoever in the fair market value of their property traceable to any government law or regulation. Although expanding property rights may sound good, this measure is incredibly broad and would have sweeping implications on local governments and communities across the state.

What could happen?

If Amendment 74 were to become the law, the ability of our state and local governments to adopt or enforce reasonable regulations would be drastically diminished. We rely on our local governments to help craft a plan for what our communities should look like. They do this in open meetings with community input to balance the needs of all residents. That long-held, trusted process would be upended under this measure and commonsense efforts could be scuttled.

For example, the measure could:

- Allow gun shops, strip clubs, and marijuana stores to be built near schools despite neighborhood or school concerns
- Allow industrial activities to be located right beside hospitals, nursing homes, or daycares
- Eliminate noise regulations that ensure we all get a good night's sleep
- Undermine local decisions on landfills and hazardous waste storage, allowing it to be located virtually anywhere
- Get rid of public health standards governing restaurants, tattoo parlors, or hospitals
- Hurt safety rules like fire and building codes

There's no doubt that it would open the floodgates to frivolous lawsuits – at the taxpayers' expense – as any property holder would be able to sue governments whenever they disagree with any regulation or protection that's meant to safeguard a community. With the threat of expensive litigation hanging over the heads of decision makers and the taxpayers they represent, they'll be forced to fight in court, payout huge settlements, or drop all efforts to craft commonsense policies for our communities.



What's happened in other states?

After a similar measure passed in Oregon, the state was facing \$19.5 billion in claims in just the first two years, and local governments had to pay out over \$4.5 billion. With the reality that the measure could bankrupt local communities and severely limit the state's ability to fund schools and infrastructure, Oregonians ultimately repealed these financial penalties through a second ballot measure.

Who's behind it?

Although Colorado Farm Bureau is the publicly-named proponent, the state's largest oil and gas companies have invested millions in an issue committee working on this ballot measure.

This measure is about giving corporate interests free rein to sue governments. If Coloradans want to have reasonable rules requiring clean water or clean air, properly zoning industrial activity, or any other regulation they think is good for their neighborhood or communities, taxpayers would have to pay the large corporations and special interests.

What can you do to help?

There are four things you can do:

1. Sign up with info@coloradologic.org for more ways to get involved.
2. Reach out to your state and local elected officials and ask them to oppose Amendment 74.
3. Write a letter to the editor.
4. Watch the LOGIC Facebook Page and share updates regarding 74.

For more information

visit our website: www.saveourcolorado.com

Or contact: info@coloradologic.org

Organizations Opposed:

Colorado Municipal League

The Bell Policy Center

New Era Colorado

Western Resource Advocates

Colorado Sierra Club

Environmental Defense Fund

Conservation Colorado

Club 20

League of Oil and Gas Impacted Citizens

The Denver Metro Chamber