



Pikes Peak Housing Network

Below are the outcomes and analysis of the new laws passed during the 2025 legislative session and how they will impact housing affordability and production in the Pikes Peak region.

- **HB25-1169: Housing Developments on Faith and Educational Land**
 - This bill did not pass, but would have required local governments to allow religious organizations and schools to build multifamily housing on their land as a use-by-right. PPHN supports these developments, but does not support state control of local land-use policies and regulations.
- **HB25-1207 - Pet Ownership Residential Housing Structures**
 - This law requires landlords who receive state financing, to allow tenants to own up to two pets, of any size or breed. This law will increase rental costs for landlords, who pass along these costs to their tenants.
- **HB25-1236: Residential Tenant Screening**
 - This law exempts prospective tenants using a housing subsidy from the requirement to include a credit report and credit history in their tenant screening report. This law will harm landlords as they can not effectively screen potential tenants, increasing their likelihood for financial harm. This law will raise rents for all tenants.
- **HB25-1240: Protections for Tenants with Housing Subsidies**
 - This new law requires a landlord initiating an eviction proceeding for nonpayment of rent, to comply with additional notice requirements, if that tenant uses housing subsidies. This law puts more requirements on landlords that will ultimately increase rents for all tenants, while also increasing landlord safety concerns.
- **HB-1249: Tenant Security Deposit Protections**
 - This new law changes the conditions under which a landlord may retain all or part of a security deposit. It expands the definition of “normal wear and tear” and requires a tenant “walk-through” at the tenant’s request. This law puts unreasonable requirements on landlords that will increase rents for all tenants.
- **HB25-1273: Residential Stair Modernization**
 - This law requires local jurisdictions to amend their existing building codes to allow multifamily residential buildings of up to 5 stories, to be served by a single set of stairs for egress. This law will reduce the cost of multifamily housing development for cities with a population of 100,000 residents or more. However, these code changes should be determined at the local level of government, and not further eroding cities’ land-use authority.
- **SB25-002: Regional Building Codes for Factory-Built Structure**
 - This law directs the State Housing Board to develop regional building codes for factory-built structures and present them to the Legislature next session for statewide implementation. This law will make it easier to build manufactured homes, reducing their overall cost.
- **SB25-020: Tenant & Landlord Law Enforcement**
 - This law allows third-party takeover of rundown apartment buildings that violate state laws around maintenance and habitability.

