

Pikes Peak Housing Network followed all housing bills during the 2024 General Assembly Legislative Session. Below are the outcomes and analysis of how these new laws will impact housing affordability and production in the Pikes Peak region.

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- **HB24-1007 - Prohibit Residential Occupancy Limits**
  - This new law prohibits local governments from imposing residential occupancy limits, unless these limits are necessary for health, safety, and welfare. While we support an increase in occupancy limits, we don't support the preemption of local government land-use policies.
- **HB24-1098 - Cause Required for Eviction of Residential Tenant**
  - This new law requires landlords to renew leases to current tenants if they have not committed an evictable offense. We opposed this bill as it is not the government's role to force a contract onto a property owner, and will ultimately drive up the cost of rental housing for lower-income residents.
- **HB24-1107 - Judicial Review of Local Land-use Decisions**
  - This new law requires any person or group who appeals an approved land-use decision to a higher court under Rule 106, to pay the city's attorneys fees if the group loses. PPHN supports this new law as one way to reduce the risk and cost of affordable housing developments.
- **HB24-1152 - Accessory Dwelling Units**
  - This new law gives single-family homeowners the right to build an accessory dwelling unit on their property. The law offers incentives, including \$8 million to help homeowners with down-payment assistance and affordable loans when adding ADUs. Local governments are also eligible for financial assistance to support construction of accessible ADUs and rental of ADUs as affordable units. PPHN supports use-by-right development of ADUs in single-family zones, but believes these decisions should be made at the local level.
- **HB24-1175 - Local Governments Right to Affordable Housing**
  - This new law creates a "right of first refusal," giving local governments first priority to buy publicly subsidized housing that's at risk of losing its affordability restrictions and being rented out at higher rates by a private buyer. PPHN does not support government having a special right to private property in advance of other, private affordable housing providers.
- **HB24-1304 - Minimum Parking Requirements**
  - This new law prohibits minimum-parking requirements within a quarter-mile of a transit stop. PPHN supports reducing parking minimums, but believes these land-use decisions should be accomplished at the local level to meet the needs of each, individual municipality.
- **HB24-1313 - Transit-oriented Communities**
  - This new law requires 31 Colorado cities, to include Colorado Springs, to determine how they will boost density near transit to an average of 40 units/acre. While we support housing density, these land-use decisions should be adopted by local governing bodies.
- **HB24-1434 - Expand Affordable Housing Tax Credit**
  - This new law expands the federal tax credit approved through CHFA by \$20,000,000 over the next three years. We are grateful to our lawmakers for passing this needed bill.
- **SB24-094 - Safe Housing for Residential Tenants**
  - This new law modifies existing warranty of habitability laws by clarifying actions that constitute a breach of the warranty of habitability and procedures for both landlords and tenants when a warranty claim is alleged by the tenant. This law will drive up rental housing costs and disincentivize the development of affordable housing.
- **SB24-106 - Right to Remedy Construction Defects**
  - This bill would have given condo owners the right to repair defects in construction before seeking class-action litigation, reducing insurance costs that are preventing condos from being built in Colorado. This bill failed and PPHN hopes it returns during the next legislative session, as it will help to increase the supply, quality, and accessibility of workforce housing, and create more opportunities for Coloradans to build wealth through homeownership.
- **SB24-174 - Housing Needs Assessment**
  - This new law requires the development of statewide and local housing needs assessments, along with housing action plans. The law also requires the inclusion of strategic growth strategies within master plans to discourage sprawl and promote development in underutilized land near existing infrastructure.