



2026 Colorado Legislative Recap

Pikes Peak Housing Network tracked the many housing bills throughout the 2026 Legislative Session to advocate for bills that support housing production and affordability. 626 bills were introduced during the Session, and 405 bills were passed and signed by the Governor. Housing bills focused on use-by-right housing development, tenant protections, housing equity, and public funding tools to build affordable housing. Success was mixed with many bills stalling during the session. The most impactful housing bills are highlighted below.

- **HB26-1001: Housing Developments on Qualifying Properties**
 - This new law allows nonprofits such as school districts, colleges, and religious institutions to build housing up to three stories by right, on five or fewer vacant acres of land they own, bypassing local land-use approval processes. While PPHN encourages nonprofits to set aside unused land to build housing, these decisions should be made by local decision-making bodies, who best understand the needs and values of their jurisdictions.
- **HB26-1036 : Local Taxes on Vacant Residential Property**
 - This failed bill proposed to authorize a local government, after approval by the electors, to impose an excise, property tax, or both, on vacant residential properties within the boundaries of the local government. This bill was primarily aimed at taxing homes in resort communities that are not occupied year-around.
- **HB26-1047 : Protections for Residential Tenants**
 - This failed bill proposed to require a landlord, upon posting a written demand or notice, to include in the demand or notice certain information; and redact from the document certain personal identifying information. A court may have then published a judicial opinion concerning the action if the names and identifiers of the parties are anonymized. This bill would have significantly increased costs that would be then passed along to tenants.
- **HB26-1065: Transit & Housing Investment Zones**
 - This new law creates a “Transit Investment Area Act” that allows local governments, in partnership with transit agencies to designate transit and housing investment zones where they can use a portion of future state sales tax revenue growth to fund transit infrastructure for up to 30 years. It also creates a new state tax credit to incentivize affordable housing development within these zones, aiming to encourage transit-oriented communities, expand housing supply (especially for low- and middle-income residents), and improve transportation access.
- **HB26-1106: Eviction Protections for Tenants**
 - This failed bill proposed to create additional protections for renters by limiting the number of evictions a court can administer each day. It also would have mandated that courts not issue a judgment without a trial or hearing if the tenant’s response indicates an intent to pay, further lengthening the eviction process. Further, it increases the excuses allowed for a faulty tenant to not reply to an eviction notice; and lastly the bill extended the timeframe for executing a writ of restitution from 48 hours to 30 days, and prohibited the execution of any writ during inclement weather. This bill would have significantly increased costs that would be then passed along to tenants.
- **HB26-1114: Allowed Minimum Lot Size for Subject Jurisdictions**
 - This failed bill proposed to require local governments to allow residential development on lots as small as 2,000 square feet. While intended to increase housing supply, this proposed mandate overlooks fundamental principles of sound land use planning, which include ensuring land use decisions are determined at the local level of government.
- **HB26-1196: Tenant Data Information**
 - This new law aims to increase transparency and protect renters' personal information. It requires landlords to inform prospective tenants about the types of data they will access during a tenant screening, including general factors like credit history, rental history, income, and criminal background, and to disclose if they use a third-party screening service.
- **HB26-1308: Lot Splitting Approval by Subject Jurisdictions**

- This failed bill proposed to allow residential land owners to divide their lots, by right and without local review, into two lots, as long as the smaller lot is at least 1,200 square feet. While lot-splitting is a great idea to increase housing density and reduce housing costs, these decisions should be determined at the local level of government.
- **SB26-001: Workforce Housing & Housing Tax Credit**
 - This new, bipartisan law changes multiple state provisions, including those related to use of local government property and tax revenue to address housing shortages, voting on issues concerning multi-jurisdictional housing authorities, and widening of tax credit and tax exemption eligibility for housing construction-related activities.
- **SB26-062: Rodenticide Use Restrictions**
 - This failed bill would have severely restricted rodenticide use in multifamily housing, allowing it only under narrow “public health emergency” conditions and subject to extensive documentation and regulatory hurdles. Rodent control is not optional housing, it’s an essential tool and without access would have increased housing costs and put residents at risk.