

PROGRESS HOUSING

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COLORADO GENERAL ASSEMBLY
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Colorado needs more affordable housing options to meet the state's growing demand. In 2024, Colorado Democrats are working on solutions to save Coloradans money on housing and keep more people housed in our state with legislation designed to:

**Develop housing near public transit | Save people money on housing
Increase long-term rental options**

HB24-1052 ACCESSORY DWELLING UNITS (ADUs)

Rep. Amabile is sponsoring this bill – a key measure in a package of housing legislation – to help address our state’s growing housing shortage and affordability crisis. The bill provides many Colorado homeowners with the right to build ADUs on their property. Specifically, HB24-1152 removes burdensome regulations and provides funding to local governments helping working people afford housing and seniors stay in their homes.

Provides Colorado homeowners with the right to build an ADU on their property provided:

They live in a municipality that has a population of at least 1,000 or more and is within one of our five major metro areas (Denver metro, northern Colorado, Colorado Springs area, Pueblo area, and Grand Junction area)

or

They live in urban parts of unincorporated counties within one of our five major metro areas with a population of 10,000 or more

or

Their local government chooses to opt-in to access incentives like grants and financing.

Offers innovative financial support to Colorado’s local governments to:

- Provide support to low and moderate-income Coloradans building an ADU, property owners renting their new ADU at an affordable rate, or ADUs intended to serve demonstrated housing needs in the community or provide increased accessibility for Coloradans with disabilities.
- Reduce costs for Coloradans by developing pre-approved plans and providing technical assistance to Coloradans constructing ADUs.
- Waive or reduce fees for the construction of ADUs.
- Manage short-term rentals to ensure newly-built ADUs provide more middle-class and workforce housing options.
- Expedite and streamline ADU permitting process.

THE RIGHT BILL AT THE RIGHT TIME

More ADUs across Colorado will increase the availability of middle-class and workforce housing – in all shapes and sizes – so everyone can afford to live and work in our communities.

Having the freedom to afford a home near where you work, go to school, and make your life is at the heart of every hardworking Coloradan’s economic security, opportunity, and well-being.

Judy Amabile