

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

January 30, 2024
Date

Committee on Transportation, Housing & Local Government.

After consideration on the merits, the Committee recommends the following:

HB24-1007 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 2, line 3, after "**limits -**" add "**short title -**".
- 2 Page 2, line 4, strike "THE GENERAL ASSEMBLY FINDS" and substitute:
 - 3 "THE SHORT TITLE OF THIS SECTION IS THE "HOME (HARMONIZING
 - 4 OCCUPANCY MEASURES EQUITABLY) ACT."
 - 5 (2) THE GENERAL ASSEMBLY FINDS".
- 6 Page 2, after line 7 insert:
 - 7 "(3) THE GENERAL ASSEMBLY FURTHER FINDS AND DECLARES
 - 8 THAT:
 - 9 (a) THE GENERAL ASSEMBLY AIMS TO ENCOURAGE DENSER LIVING
 - 10 ARRANGEMENTS, RECOGNIZING THEIR MULTIPLE SOCIETAL, ECONOMIC,
 - 11 AND ENVIRONMENTAL BENEFITS. IT THEREFORE SEEKS TO LIMIT THE
 - 12 ABILITY OF LOCAL GOVERNMENTS TO IMPOSE ARBITRARY OCCUPANCY
 - 13 LIMITS THAT DO NOT ALIGN WITH THESE PRINCIPLES.
 - 14 (b) CERTAIN ARBITRARY OCCUPANCY LIMITS RESTRICT HOUSING
 - 15 AVAILABILITY FOR COLORADANS. REDUCING THESE BARRIERS CAN
 - 16 INCREASE AFFORDABLE HOUSING OPTIONS THROUGHOUT THE STATE.
 - 17 THEREFORE, IT IS NECESSARY TO MANDATE THAT ANY RESIDENTIAL
 - 18 OCCUPANCY LIMITS WITHIN COLORADO BE DETERMINED BASED SOLELY ON
 - 19 HEALTH AND SAFETY CONSIDERATIONS, AS DICTATED BY NATIONALLY
 - 20 RECOGNIZED STANDARDS.
 - 21 (4) THE GENERAL ASSEMBLY FURTHER FINDS AND DECLARES THAT
 - 22 THE OBJECTIVES OF THIS SECTION ARE AS FOLLOWS:
 - 23 (a) TO INCREASE THE AVAILABILITY OF AFFORDABLE HOUSING
 - 24 OPTIONS, WHICH WILL BE ACCOMPLISHED BY ALLOWING MORE

1 INDIVIDUALS TO LEGALLY SHARE LIVING SPACES, PARTICULARLY IN AREAS
2 WITH HIGH HOUSING COSTS;
3 (b) TO ENHANCE ECONOMIC ACTIVITY, WHICH WILL BE
4 ACCOMPLISHED BY PROMOTING INCREASED OCCUPANCY IN RESIDENTIAL
5 AREAS AND THEREBY SUPPORTING BUSINESSES AND SERVICES IN THOSE
6 COMMUNITIES;
7 (c) TO REDUCE HOUSING DISCRIMINATION, THEREBY ENSURING
8 THAT ALL INDIVIDUALS, REGARDLESS OF THEIR HOUSEHOLD COMPOSITION,
9 ARE AFFORDED EQUAL ACCESS TO HOUSING;
10 (d) TO ENCOURAGE MORE EFFICIENT USE OF HOUSING AND
11 RESOURCES, THEREBY REDUCING THE PER CAPITA ENVIRONMENTAL
12 FOOTPRINT OF HOUSEHOLDS, WHICH ALIGNS WITH COLORADO'S
13 COMMITMENT TO ENVIRONMENTAL SUSTAINABILITY; AND
14 (e) TO MITIGATE LONELINESS AND SOCIAL ISOLATION AND
15 PROMOTE A SENSE OF BELONGING AND COMMUNITY COHESION BY
16 ENCOURAGING LIVING ARRANGEMENTS THAT FOSTER COMMUNITY AND
17 SOCIAL CONNECTIONS."

18 Renumber succeeding subsections accordingly.

19 Amend printed bill, page 2, line 9, strike "DWELLING, REGARDLESS OF".

20 Page 2, strike lines 10 through 12 and substitute "DWELLING BASED ON
21 FAMILIAL RELATIONSHIP. LOCAL GOVERNMENTS RETAIN THE AUTHORITY
22 TO IMPLEMENT RESIDENTIAL OCCUPANCY LIMITS BASED ONLY ON
23 DEMONSTRATED HEALTH AND SAFETY STANDARDS, SUCH AS
24 INTERNATIONAL BUILDING CODE STANDARDS, FIRE CODE REGULATIONS, OR
25 COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
26 WASTEWATER AND WATER QUALITY STANDARDS."

27 Page 2, lines 14 and 15, strike "COUNTY, TOWN, TERRITORIAL CHARTER
28 CITY, OR CITY AND COUNTY." and substitute "HOME RULE OR STATUTORY
29 COUNTY, TOWN, TERRITORIAL CHARTER CITY, OR CITY AND COUNTY."

30 Amend printed bill, page 2, after line 15 insert:

31 **"SECTION 2. Effective date.** This act takes effect July 1, 2024."

32 Renumber succeeding section accordingly.

** ** ** ** **