

Summary of Legislation

2025



Housing

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The General Assembly considered several measures related to housing during the 2025 legislation session, including bills that affect landlords and tenants, state housing programs, and residential building regulations.

Landlords and Tenants

[House Bill 25-1108](#) prohibits the enforcement of certain clauses in residential rental agreements when the tenant dies. Unenforceable clauses include, but are not limited to:

- penalties for the early termination of rental agreements;
- acceleration of rent beyond the end of the month; and
- forfeiture of refundable sums of money.

[House Bill 25-1168](#) bolsters housing protections for victim-survivors, a term defined in the bill. Prior to the bill's passage, a tenant who is a victim of domestic violence or domestic abuse cannot be found guilty of unlawful detention of real property if their lease was violated due to domestic violence or abuse. The tenant must provide eligible documentation (a police report or a civil or emergency protection order) to qualify for these protections.

The bill expands these protections by:

- extending these protections to victims of unlawful sexual behavior and stalking;
- adding self-attestation or a letter signed by a qualified third party as eligible documentation in addition to a police report or protection order; and
- limiting the financial liability of a victim-survivor tenant.

[House Bill 25-1240](#) modifies several sections of landlord and tenant laws. Among other things, the bill:

- prohibits landlords from evicting for nonpayment of rent less than 30 days after a notice to vacate;
- requires that landlords reimburse tenants who use housing subsidies when the warranty of habitability is breached; and
- sets a minimum award of \$5,000 for tenants who win unfair housing cases in civil court.

[House Bill 225-1249](#) modifies and adds to existing laws related to security deposits. Among other things, the bill:

- prohibits landlords from retaining a security deposit to cover damages that preexisted the tenancy;

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- requires a landlord, upon a tenant's request, to provide a walk-through inspection in-person or virtually at a mutually convenient time; and
- codifies limits on what landlords can retain for damages and parameters for refunding deposits.

[Senate Bill 25-020](#) gives the Department of Law (DOL), counties, and municipalities the authority to enforce landlord and tenant laws independently, and establishes a process under which residential housing may be placed into receivership.

The bill also gives the DOL the authority to enforce documentation requirements for housing agreements, regulations regarding bed bugs in residential premises, and housing protections for victims of unlawful sexual behavior, stalking, or domestic violence.

State Housing Programs

[House Bill 25-1019](#) allows the Division of Housing in the Department of Local Affairs (DOLA) to hire a third-party contractor to administer programs serving unhoused people.

[House Bill 25-1207](#) requires that publicly funded housing development projects administered by DOLA and the Colorado Housing and Finance Authority allow pets at developments, subject to reasonable conditions and applicable laws.

Residential Building Regulations

[House Bill 25-1272](#) creates the Multifamily Construction Incentive Program. The program limits the grounds for which a construction defect can be claimed against builders. For builders to participate in this program, they must provide warranties against defects and third-party inspections.

[House Bill 25-1273](#) requires municipalities that meet certain conditions to adopt or amend their building codes to allow multifamily residential buildings up to five stories to be served by a single exit.

[Senate Bill 25-002](#) requires the State Housing Board in DOLA to develop regional building codes for factory-built structures.

Homeowners' Associations

[House Bill 25-1043](#) requires homeowners' associations (HOA) to provide unit owners:

- instructions and timelines in a notice of delinquency before taking action on unpaid assessments;
- information on credit counseling services prior to initiating a foreclosure; and
- a notice on their right to cure nonpayment and file a motion to stay the sale at auction after a foreclosure.

The bill also requires HOAs to submit information on judgements, foreclosures, and other actions when registering annually with the Department of Regulatory Agencies.