

Summary of Legislation 2025



Local Government

Adam Alemzada | adam.alemzada@coleg.gov

The General Assembly considered several measures related to local governments during the 2025 legislation session, including bills that affect taxation and fees, permitting procedures, land use, and special districts.

Taxation and Fees

[House Bill 25-1247](#) increases the allowed county lodging tax rate to 5 percent, contingent on the county receiving local voter approval. The bill also expands the allowed uses of lodging tax revenue to include funding for public infrastructure and public safety.

[House Bill 25-1289](#) requires metropolitan districts to submit additional statements and disclosures to their county assessor's office as part of a claim for a property tax exemption.

[Senate Bill 25-261](#) modifies the state property tax deferral program by limiting eligibility for the program to seniors and persons called into military services, as was the case until a 2021 program expansion. In 2022, some of the program's administrative responsibilities were shifted from county treasurers to the state treasurer. The bill also shifts these responsibilities back to county treasurers.

Local Codes & Permitting

[House Bill 25-1023](#) creates a requirement for local government approval before constructing certain types of fences on Sangre De Cristo land grant lands.

[House Bill 25-1030](#) requires that amended or newly adopted building codes from cities, counties, school districts, and the State Housing Board meet or exceed international accessibility standards.

[House Bill 25-1056](#) changes how telecommunications providers get approval from local governments on applications for siting, constructing, or substantially modifying communications facilities. An application is considered approved if the:

- local government has not approved or rejected the application within 60 days;
- provider has fulfilled all public notice requirements; and
- provider notifies the local government that the 60-day time period has elapsed.

[House Bill 25-1060](#) permits local governments to impose installation or operation requirements for electronic fence detection systems, including:

- requiring permits;
- inspecting the system; and

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- applying different requirements for these systems, or prohibiting them entirely, in residential areas.

[House Bill 25-1295](#) requires local governments to accept a food truck operator's fire safety permit and health license that were approved in a different local jurisdiction.

Land Use

[House Bill 25-1029](#) clarifies that cities and counties full authority extends to land acquired for open space and natural areas.

[House Bill 25-1093](#) expands the definition of anti-growth laws. In census urban areas, anti-growth laws now include any law that explicitly decreases:

- the permitted residential density; or
- uses of land to less density or fewer uses than were allowed under its previous usage, unless certain conditions are met.

[Senate Bill 25-149](#) allows counties and municipalities to incorporate certain elements into city planning, such as signs and public education programs, to accommodate equestrians.

[House Bill 25-1198](#) creates the Regional Planning Roundtable Commission to assist local governments with statutory housing, land use, and other planning requirements.

Special Districts

[House Bill 25-1211](#) states that a water and/or sanitation district has a duty to

provide water service if the special district has the capacity to do so, with certain exceptions.

The bill also places additional limitations on tap fees charged by these districts by requiring them to:

- ensure the amount of the tap fee is reasonably related to the cost of providing water service; and
- consider at least one individual factor in the proportional fee calculation, such as square footage of a unit.

[House Bill 25-1219](#) requires metropolitan districts to notify residents about the district's annual meeting where financial information is shared and where residents can ask questions. These meetings must also have self-nomination and acceptance forms available to residents.

Districts that are required to have a public website must include information about annual meetings, the district's services, and the contact information of someone that residents can contact outside of business hours. The bill also requires that sellers of certain residential properties provide disclosures about the district and its powers.