



Recent Housing Supply Legislation

By Josh Abram

Between 2023 and 2025, the General Assembly passed laws designed to boost the type and supply of housing in Colorado communities. These laws emphasize higher-density residential housing near transit areas and encourage more affordable housing options, such as accessory dwelling units and condominiums. This issue brief summarizes key housing laws passed by the legislature since 2023 that aim to increase the state's housing supply.

Growth Restrictions

[House Bill 23-1255](#) prohibits a local government from enforcing or enacting housing growth restrictions. Local governments must not have any anti-growth laws that limit either the growth of the population in the local jurisdiction, or the number of building permit applications considered or approved for residential development.

Housing in Transit-Oriented Communities

[House Bill 24-1313](#) requires local governments to allow increased housing density near transit corridors. The law principally impacts high-population municipalities and counties along Colorado's front range. With assistance from the [Department of Local Affairs \(DOLA\)](#),

these cities and counties must calculate and meet a housing target, called a housing opportunity goal, based on the number of acres of transit-related areas within the community and an average of 40 homes per acre. Affected communities must designate transit areas or neighborhood areas that will cumulatively allow denser residential uses to meet the goal, and update zoning plans accordingly. Affected communities must also implement strategies to promote affordable housing and mitigate displacement of marginalized communities. A housing opportunity goal is not a requirement to construct a certain number of units, only to allow greater density and housing capacity in transit areas. DOLA will certify compliant communities meeting the requirements of the housing goal, who are then eligible for assistance from [DOLA's Infrastructure Grant Program](#).

Sustainable Affordable Housing Assistance

[Senate Bill 24-174](#) requires that DOLA conduct housing needs assessments, develop methodologies, create model actions plans, and provide technical assistance to assess housing planning by local governments. Beginning in 2026, local governments must consider incorporating information from the state housing needs assessment and other

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relevant reports when adopting or amending local master planning documents.

Accessory Dwelling Units

[House Bill 24-1152](#) requires certain local governments to allow accessory dwelling units (ADUs) in their zoning and building codes wherever the jurisdiction also allows single-unit detached homes. With limited exceptions, the local jurisdiction cannot require additional parking or owner occupancy; must allow certain ADU sizes and setbacks; and generally cannot restrict ADUs through design standards that are more stringent than what apply to single-family homes in the same area. The law creates a process for [DOLA](#) to certify that a local government complies with the law, making them eligible for [grant support](#) from the department's Division of Housing.

Occupancy Limits

[House Bill 24-1007](#) prohibits local governments from limiting the number of people who may live together in a single dwelling, regardless of familial relationship.

Parking Restrictions

[House Bill 24-1304](#) prohibits affected local governments from enacting or enforcing minimum parking requirements when considering approval for multifamily residential developments. A local government is allowed to require a minimum of one space per residence for developments with at least 20 units, or that contain regulated affordable

housing; however, the local government must demonstrate and publish written findings that not imposing minimum parking requirements would have a substantial negative impact.

Construction Defects

[House Bill 25-1272](#) provides legal protections to multifamily, attached housing builders in exchange for the builder providing a defect and damage warranty for a specified period, having a third-party inspection performed, and recording program participation in the property record.

Residential Stair Modernization

[House Bill 25-1273](#) requires cities with populations of at least 100,000 with accredited fire departments to update their building codes to allow certain multifamily residential buildings up to five stories tall to have a single stairwell exit, under specified safety and design conditions.

Factory Built Structures Code

[Senate Bill 25-002](#) shifts oversight of factory-built homes, nonresidential structures, and tiny homes from multiple boards to the state housing board, creating a unified system of rules for their construction and installation.

Resources

[State Land Use and Housing Legislation](#), Department of Local Affairs, Division of Local Government.