



COLORADO
Department of Local Affairs
Division of Local Government

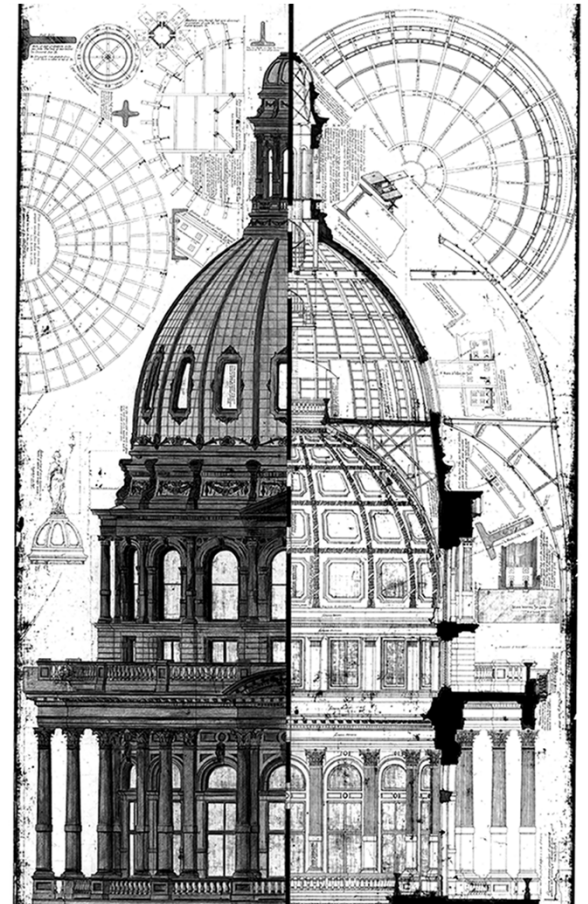
2024 Land Use & Housing Legislation

Relevant Land Use & Housing Bills



Division of Local Government (DLG)/Community Development Office (CDO) Implementation Priorities

- HB 24-1304 Minimum Parking Requirements
- HB 24-1152 Accessory Dwelling Units
- HB 24-1313 Transit-Oriented Communities
- SB 24-174 Affordable Housing Planning



HB 24-1304 Parking Minimums



What is it?

Generally, by 6/30/25, local governments must not enact/enforce local laws requiring minimum parking for multifamily residential within 1/4 mile of certain high-frequency transit service (e.g., light rail, commuter bus, etc.). Only applies to areas within metropolitan planning organization (MPO) areas.

Purpose?

Make more affordable multifamily housing options more financially feasible if located close to high-quality transit service. Potential to reduce full cost of housing for a family's budget, considering transportation as part of that budget.

Notes

Explicitly does not impact local governments requiring ADA parking spaces.



HB 24-1152 Accessory Dwelling Units



What is it?

Generally, by 6/30/25, cities of 1,000 or more in population must allow 1 ADU where single family detached units are allowed and must approve with an administrative process (not elevated to public hearing).

Purpose?

Enhance property rights and a pathway for gentle density. Potential to enhance options for multigenerational living, aging in place, and wealth building.



HB 24-1313 Transit-Oriented Communities



What is it?

Generally, by 12/31/26, some local governments must analyze areas near high-frequency transit to identify a Housing Opportunity Goal, then locally designate Transit Centers (i.e., future density receiving areas) and ensure zoning within those centers cumulatively allows sufficient housing units to meet the Housing Opportunity Goal.

Purpose?

Encourage density that would come in the future to concentrate in locally-identified areas that are near high-frequency transit services.

Notes

This law is about transit-oriented zoning, not unit production. The infrastructure grant program available to compliant jurisdictions can be used to fund activities contracted by an Area Agency on Aging to provide services (note: guidelines not yet created).

Adams County
Arapahoe County
Arvada
Aurora
Boulder
Broomfield
Centennial
Cherry Hills Village
Colorado Springs
Commerce City
Denver
Douglas County
Edgewater
Englewood
Fort Collins
Glendale

Golden
Greenwood Village
Jefferson County
Lafayette
Lakewood
Littleton
Lone Tree
Longmont
Louisville
Northglenn
Sheridan
Superior
Thornton
Westminster
Wheat Ridge

SB 24-174 Housing Planning: Components



What is it?

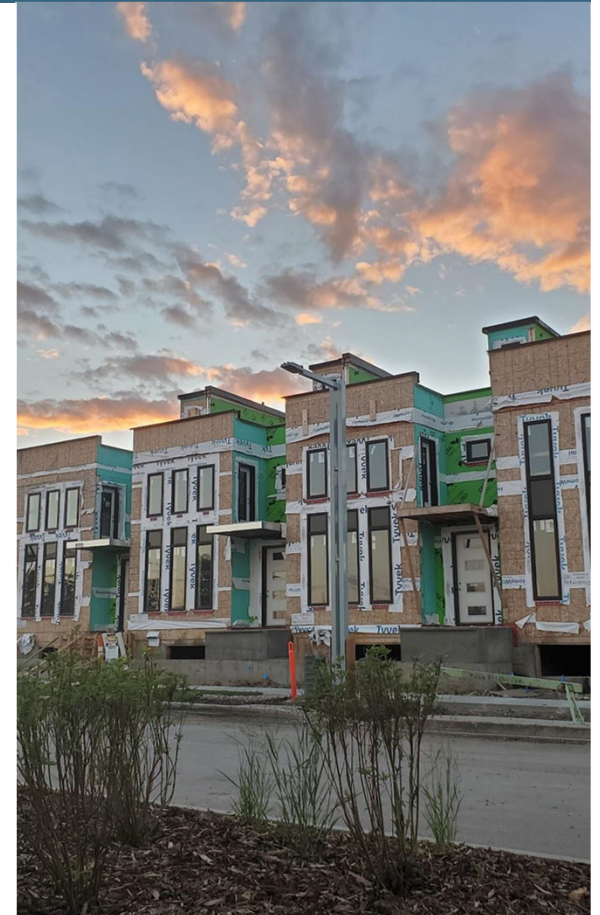
Generally, by 12/31/26, local governments with 1,000 or more in population must complete a Housing Needs Assessment (HNA) and subsequently a Housing Action Plan (with exceptions, such as participating in a regional HNA). They must also adopt affordability and displacement mitigation strategies.

Purpose?

Conduct recurring analysis of local housing needs and take action based on those needs, including considering housing stock needs based on demographics and income.

Notes

Interested in commenting as a stakeholder on this (or any!)? Please reach out to DLG.



Questions or Comments? Contact DLG!



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More information also available at:

<https://cdola.colorado.gov/2024-land-use-and-housing-legislation>

