



SAVING YOU MONEY ON

HOUSING



Reducing Housing Costs and Increasing Housing Near Transit

Colorado Democrats passed legislation to save Coloradans money on housing by encouraging new development in transit oriented communities ([HB24-1313](#)) and eliminating harmful parking minimums that drive up building costs and rent ([HB24-1304](#)). Local governments will also need to create housing needs assessments and clear action plans to address housing shortages ([SB24-174](#)).

Creating New Housing Options Coloradans Can Afford

New legislation will allow property owners to build accessory dwelling units by right, creating more housing options Coloradans can afford ([HB24-1152](#)). Moving forward, homeowners will also be able to allow additional people to rent or live in their homes with the elimination of arbitrary occupancy limits ([HB24-1007](#)). The legislature also increased tax credits for innovative housing like modular homes ([HB24-1036](#)) and mixed use spaces that include new housing and revitalize communities ([HB24-1295](#)).

Saving Renters Money and Preserving Affordable Housing

Legislation will expand tax credits that finance new affordable housing in Colorado ([HB24-1434](#)) and create new tools for local governments to preserve existing affordable housing ([HB24-1175](#)). Democrats also passed legislation to allow local governments to incentivize the conversion of short-term rental properties to long-term rentals and workforce housing for residents ([SB24-002](#)).

Lowering Property Taxes for Homeowners and Businesses

Lawmakers came together to pass bipartisan legislation to advance a long-term, permanent solution to reducing property taxes for homeowners and small businesses, saving Coloradans over \$1 billion this year alone. The law provides responsible property tax relief while protecting funding for schools and implementing a cap to limit future property tax increases ([SB24-233](#)).

Saving Seniors Money on Housing

New legislation will expand access to the senior homestead property tax exemption to reduce property taxes for older Coloradans, by allowing them to still claim the exemption if they move or downsize their homes, which was previously not allowed ([SB24-111](#)). Colorado Democrats also created a new tax credit for older Coloradans who rent their homes that will save seniors money on housing ([HB24-1052](#)).



REDUCING FORECLOSURE & PROTECTING

RENTERS



Creating New Rights for Tenants to Prevent Evictions

Colorado Democrats created new rights for tenants that will reduce evictions by clarifying when landlords must offer a new lease or can evict a tenant ([HB24-1098](#)). When Coloradans are facing eviction, they will no longer need to file defendant fees that can add up to hundreds of dollars just for the opportunity to defend themselves in court ([HB24-1099](#)).

Protecting Renters in Emergencies

New legislation will protect renters when living standards aren't acceptable and ensure renters have access to basic necessities like restrooms and running water by updating Colorado's warranty of habitability law ([SB24-094](#)). Under a new law, it will be illegal for property owners to price gouge renters during an emergency, prohibiting landlords from jacking up prices after wildfires and other natural disasters ([HB24-1259](#)).

Improving Basic Access for Coloradans with Disabilities

Under new legislation passed this year, Colorado renters with a disability will no longer face barriers from their landlord to modify their homes to make them accessible ([HB24-1318](#)).

Expanding Protections for Homeowners in HOAs, Metro Districts and Mobile Home Parks

Coloradans in HOAs and Metro Districts have faced foreclosure for unpaid fines and fees, which is why Democrats passed new legislation to protect homeowners in these communities and make it harder to foreclose on Coloradans in HOAs ([HB24-1337](#)) and Metro Districts ([HB24-1267](#)). New legislation also creates additional protections for residents in Colorado's mobile home communities ([HB24-1294](#)).