

Second Regular Session
Seventy-fourth General Assembly
STATE OF COLORADO

INTRODUCED

LLS NO. 24-0633.01 Caroline Martin x5902

HOUSE BILL 24-1007

HOUSE SPONSORSHIP

Rutinel and Mabrey,

SENATE SPONSORSHIP

Exum,

House Committees

Transportation, Housing & Local Government

Senate Committees

A BILL FOR AN ACT

101 CONCERNING RESIDENTIAL OCCUPANCY LIMITS.

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

The bill prohibits local governments from enacting or enforcing residential occupancy limits unless those limits are tied to a minimum square footage per person requirement that is necessary to regulate safety, health, and welfare.

1 *Be it enacted by the General Assembly of the State of Colorado:*

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

1 **SECTION 1.** In Colorado Revised Statutes, **add** 29-20-111 as
2 follows:

3 **29-20-111. Local government residential occupancy limits -**
4 **legislative declaration - definition.** (1) THE GENERAL ASSEMBLY FINDS
5 AND DECLARES THAT OCCUPANCY LIMITS AND THE INCREASED
6 AVAILABILITY OF HOUSING ARE MATTERS OF MIXED STATEWIDE AND
7 LOCAL CONCERN.

8 (2) A LOCAL GOVERNMENT SHALL NOT LIMIT THE NUMBER OF
9 PEOPLE WHO MAY LIVE TOGETHER IN A SINGLE DWELLING, REGARDLESS OF
10 FAMILIAL RELATIONSHIP, EXCEPT FOR REGULATIONS TIED TO A MINIMUM
11 REQUIRED SQUARE FOOTAGE PER PERSON THAT ARE NECESSARY TO
12 REGULATE HEALTH, SAFETY, AND WELFARE.

13 (3) AS USED IN THIS SECTION, "LOCAL GOVERNMENT" MEANS A
14 HOME RULE OR STATUTORY CITY, COUNTY, TOWN, TERRITORIAL CHARTER
15 CITY, OR CITY AND COUNTY.

16 **SECTION 2. Safety clause.** The general assembly finds,
17 determines, and declares that this act is necessary for the immediate
18 preservation of the public peace, health, or safety or for appropriations for
19 the support and maintenance of the departments of the state and state
20 institutions.