

**Second Regular Session  
Seventy-fourth General Assembly  
STATE OF COLORADO**

**ENGROSSED**

*This Version Includes All Amendments Adopted  
on Second Reading in the House of Introduction*

LLS NO. 24-0596.01 Shelby Ross x4510

**HOUSE BILL 24-1107**

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**HOUSE SPONSORSHIP**

**Lindstedt and Bird,**

**SENATE SPONSORSHIP**

**Bridges,**

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**House Committees**

Transportation, Housing & Local Government

**Senate Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING JUDICIAL REVIEW OF A LOCAL LAND USE DECISION.**

**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 requires a court to award reasonable attorney fees to a prevailing defendant in an action for judicial review of a local land use decision, except for an action brought by the land use applicant before the governmental entity. Filing an action for judicial review of a local land use decision does not affect the validity of the local land use decision. The bill authorizes a governmental entity and the public to rely on the local land use decision in good faith for all purposes until the action for judicial review is resolved.

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.*

HOUSE  
Amended 2nd Reading  
March 8, 2024

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

2 **SECTION 1.** In Colorado Revised Statutes, 13-51.5-102, **amend**  
3 (1.5) as follows:

4 **13-51.5-102. Definitions.** As used in this article, unless the  
5 context otherwise requires:

6 (1.5) "DWELLING UNIT" HAS THE SAME MEANING AS SET FORTH IN  
7 SECTION 38-12-502.

8 **SECTION 2.** In Colorado Revised Statutes, **add** 13-51.5-104 as  
9 follows:

10 **13-51.5-104. Request for judicial review of local land use**  
11 **decisions - attorney fees - effect of filing action - good-faith reliance.**

12 (1) (a) THE COURT SHALL AWARD REASONABLE ATTORNEY FEES TO A  
13 PREVAILING GOVERNMENTAL ENTITY IN ANY ACTION FOR JUDICIAL REVIEW  
14 OF A LOCAL LAND USE DECISION INVOLVING RESIDENTIAL USE WITH A NET  
15 PROJECT DENSITY OF FIVE DWELLING UNITS PER ACRE OR MORE BROUGHT  
16 PURSUANT TO THIS ARTICLE 51.5 OR RULE 106 (a)(4) OF THE COLORADO  
17 RULES OF CIVIL PROCEDURE.

18 (b) THIS SUBSECTION (1) DOES NOT APPLY TO AN ACTION FOR  
19 JUDICIAL REVIEW BROUGHT BY THE LAND USE APPLICANT BEFORE THE  
20 GOVERNMENTAL ENTITY.

21 (2) FILING AN ACTION FOR JUDICIAL REVIEW OF A LOCAL LAND USE  
22 DECISION PURSUANT TO THIS ARTICLE 51.5 OR RULE 106 (a)(4) OF THE  
23 COLORADO RULES OF CIVIL PROCEDURE DOES NOT AFFECT THE VALIDITY  
24 OF THE LOCAL LAND USE DECISION. THE GOVERNMENTAL ENTITY AND  
25 PUBLIC MAY RELY ON THE LOCAL LAND USE DECISION IN GOOD FAITH FOR  
26 ALL PURPOSES UNTIL THE ACTION FOR JUDICIAL REVIEW IS RESOLVED.

1           **SECTION 3. Safety clause.** The general assembly finds,  
2 determines, and declares that this act is necessary for the immediate  
3 preservation of the public peace, health, or safety or for appropriations for  
4 the support and maintenance of the departments of the state and state  
5 institutions.