

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Transportation, Housing & Local Government.

HB23-1115 be amended as follows:

1 Amend printed bill, page 2, after line 22 insert:

2 **"SECTION 3.** In Colorado Revised Statutes, **add** 29-20-110 as
3 follows:

4 **29-20-110. Local government control of rents.** (1) AN
5 ORDINANCE OR RESOLUTION ADOPTED BY A LOCAL GOVERNMENT THAT
6 CONTROLS RENT ON EITHER PRIVATE RESIDENTIAL PROPERTY OR A PRIVATE
7 RESIDENTIAL HOUSING UNIT MUST CONFORM TO THE FOLLOWING:

8 (a) SUCH AN ORDINANCE OR RESOLUTION MUST BE UNIFORMLY
9 APPLIED AMONG ALL RENTERS THAT ARE SIMILARLY SITUATED;

10 (b) SUCH AN ORDINANCE OR RESOLUTION MUST BE UNIFORMLY
11 APPLIED AMONG ALL PRIVATE RESIDENTIAL PROPERTIES AND PRIVATE
12 RESIDENTIAL HOUSING UNITS THAT ARE SIMILARLY SITUATED; EXCEPT
13 THAT:

14 (I) NO SUCH ORDINANCE OR RESOLUTION MAY BE APPLIED TO ANY
15 PRIVATE RESIDENTIAL PROPERTY OR PRIVATE RESIDENTIAL HOUSING UNIT
16 BUILT OR FOR WHICH A CERTIFICATE OF OCCUPANCY WAS ISSUED ON OR
17 AFTER JANUARY 1, 2008, OR ON OR AFTER JANUARY 1 OF ANY YEAR
18 THEREAFTER WHICH YEAR IS FIFTEEN YEARS PRECEDING THE ADOPTION OF
19 THE ORDINANCE OR RESOLUTION; AND

20 (II) NOTWITHSTANDING SUBSECTION (1)(b)(I) OF THIS SECTION,
21 SUCH ORDINANCE OR RESOLUTION MAY BE APPLIED TO A MOBILE HOME, AS
22 DEFINED IN SECTION 38-12-201.5 (5), OR A MOBILE HOME PARK, AS
23 DEFINED IN SECTION 38-12-201.5 (6), REGARDLESS OF THE DATE SUCH
24 MOBILE HOME OR MOBILE HOME PARK WAS BUILT OR THE DATE A
25 CERTIFICATE OF OCCUPANCY WAS ISSUED FOR SUCH MOBILE HOME OR
26 MOBILE HOME PARK; AND

27 (c) SUCH AN ORDINANCE OR RESOLUTION THAT LIMITS THE
28 AMOUNT OF AN ANNUAL RENT INCREASE MUST NOT IMPOSE A LIMIT LESS
29 THAN THE PERCENTAGE INCREASE IN THE CONSUMER PRICE INDEX PLUS
30 THREE PERCENTAGE POINTS PLUS THE PERCENTAGE INCREASE IN
31 VALUATION FOR ASSESSMENT ATTRIBUTABLE TO ANY IMPROVEMENT MADE
32 TO THE PRIVATE RESIDENTIAL PROPERTY OR PRIVATE RESIDENTIAL
33 HOUSING UNIT THAT YEAR.

34 (2) NOTWITHSTANDING SUBSECTION (1)(a) OR (1)(b) OF THIS
35 SECTION, A LOCAL GOVERNMENT MAY HAVE OR ADOPT AN ORDINANCE OR
36 RESOLUTION THAT IS EXPRESSLY INTENDED AND DESIGNED TO INCREASE
37 THE SUPPLY OF AFFORDABLE HOUSING WITHIN THE LOCAL GOVERNMENT'S
38 JURISDICTIONAL BOUNDARIES.".

39 Renumber succeeding section accordingly.

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