

HB1001\_L.020

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government & Housing.

HB26-1001 be amended as follows:

1 Amend reengrossed bill, page 8, after line 8 insert:

2 "(3) THE GENERAL ASSEMBLY FURTHER FINDS AND DECLARES  
3 THAT THIS HOUSE BILL 26-1001, ENACTED IN 2026, IS INTENDED TO:

4 (a) STREAMLINE RESIDENTIAL DEVELOPMENT PROCESSES TO  
5 REDUCE HOUSING CONSTRUCTION COSTS WHILE ENSURING SUBJECT  
6 JURISDICTIONS ARE ABLE TO APPLY ALL RELEVANT PUBLIC HEALTH AND  
7 SAFETY CODES THAT TYPICALLY APPLY TO RESIDENTIAL DEVELOPMENT;

8 (b) ALLOW FLEXIBILITY FOR SUBJECT JURISDICTIONS TO  
9 DETERMINE APPROPRIATE SITE DESIGN STANDARDS FOR RESIDENTIAL  
10 DEVELOPMENTS BY USING STANDARDS THAT APPLY TO SIMILAR HOUSING  
11 PURSUANT TO SECTION 29-35-504 (1)(d). FOR EXAMPLE, IF A SUBJECT  
12 JURISDICTION RECEIVES A DEVELOPMENT APPLICATION TO BUILD  
13 SINGLE-FAMILY DWELLINGS, THE SUBJECT JURISDICTION MAY APPLY SITE  
14 DESIGN STANDARDS THAT ARE CONSISTENT WITH A ZONE DISTRICT THAT  
15 ALLOWS SINGLE-FAMILY DWELLINGS BY-RIGHT. IF A SUBJECT JURISDICTION  
16 RECEIVES A DEVELOPMENT APPLICATION FOR MULTI-UNIT DWELLINGS, THE  
17 SUBJECT JURISDICTION MAY APPLY SITE DESIGN STANDARDS THAT ARE  
18 CONSISTENT WITH A ZONE DISTRICT THAT ALLOWS MULTI-UNIT DWELLINGS  
19 BY-RIGHT; AND

20 (c) BUILD UPON RECENT LAWS THAT AUTHORIZE AND ENCOURAGE  
21 SCHOOL DISTRICTS AND LOCAL GOVERNMENTS TO PROMOTE AFFORDABLE  
22 HOUSING, SUCH AS:

23 (I) HOUSE BILL 21-1117, CONCERNING THE ABILITY OF LOCAL  
24 GOVERNMENTS TO PROMOTE THE DEVELOPMENT OF NEW AFFORDABLE  
25 HOUSING UNITS PURSUANT TO THEIR EXISTING AUTHORITY TO REGULATE  
26 LAND USE WITHIN THEIR TERRITORIAL BOUNDARIES;

27 (II) SENATE BILL 24-174, CONCERNING STATE SUPPORT FOR  
28 SUSTAINABLE AFFORDABLE HOUSING; AND

29 (III) HOUSE BILL 25-1006, CONCERNING ALLOWING A SCHOOL  
30 DISTRICT TO LEASE DISTRICT PROPERTY FOR ANY TERM OF YEARS, WHICH  
31 ALLOWS A BOARD OF EDUCATION OF A SCHOOL DISTRICT TO LEASE LAND  
32 FOR AFFORDABLE HOUSING FOR ANY TERM OF YEARS IF THE BOARD OF  
33 EDUCATION DEVELOPS A POLICY THAT DEFINES AFFORDABLE HOUSING FOR  
34 THE PROJECT."

35 Renumber succeeding subsection accordingly.

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