



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 26-1114: ALLOWED MINIMUM LOT SIZE FOR SUBJECT JURISDICTIONS

Prime Sponsors:

Rep. Stewart R.; Woodrow

Fiscal Analyst:

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Published for: House Trans., Hous. & Local Gov.

Drafting number: LLS 26-0572

Version: Initial Fiscal Note

Date: February 10, 2026

Fiscal note status: The fiscal note reflects the introduced bill.

Summary Information

Overview. Starting in October 2031, this bill prohibits certain local jurisdictions from requiring that the lot size for a single-family dwelling be greater than 2,000 square feet.

Types of impacts. The bill is projected to affect the following areas on an ongoing basis:

- Minimal State Workload
- Local Government

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

Type of Impact	Budget Year FY 2026-27	Out Year FY 2027-28
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

Summary of Legislation

On or after October 1, 2031, this bill prohibits subject jurisdictions from requiring that the lot size for a single-family dwelling be greater than 2,000 square feet. A subject jurisdiction includes:

- a municipality that has a population of 1,000 or more and is within a metropolitan planning organization; or
- a portion of a county that is within a census designated place with a population of 40,000 or more and is within a metropolitan planning organization.

Subject jurisdictions may apply local regulations and requirements to the lots. The bill exempts certain lots due to water and sewage circumstances and historic properties located outside of a historic district.

State Expenditures

The Division of Local Government in the Department of Local Affairs will have a minimal workload increase to support local governments in implementing the legislation. This work can be accomplished within existing appropriations.

Local Government

The bill is estimated to impact 67 jurisdictions, although some of these local governments already limit lot size to 2,000 square feet. Jurisdictions that need to update their land use codes will have an increase in workload to make those changes. Because the requirement is not mandatory until October 1, 2031, it is assumed that local governments will have time to adapt their local codes and this workload impact will not be significant.

Effective Date

The bill takes effect upon signature of the Governor, or upon becoming law without his signature.

State and Local Government Contacts

Counties
Local Affairs

Municipalities