

HOUSE COMMITTEE OF REFERENCE REPORT

January 27, 2026

Chair of Committee

Date

Committee on Transportation, Housing & Local Government.

After consideration on the merits, the Committee recommends the following:

HB26-1045 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 3, line 12, after "PROVIDES" insert "SOLELY".
- 2 Page 4, after line 6, insert:

3 "(C) A HOUSING PROVIDER MAY CONSIDER DOCUMENTED, SPECIFIC
4 CONDUCT OF AN ASSISTANCE ANIMAL THAT POSES A DIRECT THREAT TO
5 THE HEALTH OR SAFETY OF OTHERS OR CAUSES SUBSTANTIAL PHYSICAL
6 DAMAGE TO PROPERTY.".
- 7 Page 4, line 12, strike "includes: ~~but is not limited to~~" and substitute
8 "includes but is not limited to ALL OF THE FOLLOWING:".
- 9 Page 4, line 16, strike "~~a dwelling; and~~ HOUSING;" and substitute "a
10 dwelling. ~~and~~".
- 11 Page 4, line 19, strike "ACCOMMODATION; AND" and substitute
12 "ACCOMMODATION, SO LONG AS A HOUSING PROVIDER HAS BEEN GIVEN AN
13 OPPORTUNITY TO ENGAGE IN AN INTERACTIVE ACCOMMODATION PROCESS
14 WITH THE INDIVIDUAL REQUESTING THE ACCOMMODATION;".
- 15 Page 4, line 21, after "5;" insert "AND
16 (C) A HOUSING PROVIDER DOES NOT ENGAGE IN A
17 DISCRIMINATORY HOUSING PRACTICE SOLELY FOR REQUESTING
18 REASONABLE DOCUMENTATION SUPPORTING THE NEED TO AN ASSISTANCE
19 ANIMAL OR ENGAGING IN A GOOD FAITH INTERACTIVE PROCESS TO
20 EVALUATE A REQUEST FOR AN ASSISTANCE ANIMAL.".
- 21 Page 4, strike lines 22 through 26 and substitute:

1 **"SECTION 6. Act subject to petition - effective date.** This act
2 takes effect at 12:01 a.m. on the day following the expiration of the
3 ninety-day period after final adjournment of the general assembly (August
4 12, 2026, if adjournment sine die is on May 13, 2026); except that, if a
5 referendum petition is filed pursuant to section 1 (3) of article V of the
6 state constitution against this act or an item, section, or part of this act
7 within such period, then the act, item, section, or part will not take effect
8 unless approved by the people at the general election to be held in
9 November 2026 and, in such case, will take effect on the date of the
10 official declaration of the vote thereon by the governor.".

*** * * * * * * * * *