

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

February 18, 2026
Date

Committee on Transportation, Housing & Local Government.

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

HB26-1114 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 4, line 8, strike "OR".
- 2 Page 4, after line 8 insert:
 - 3 "(d) LOCATED WITHIN A COMMON INTEREST COMMUNITY, AS
 - 4 DEFINED IN SECTION 38-33.3-103 (8), THAT IS LOCATED WITHIN A SUBJECT
 - 5 JURISDICTION AND WAS CREATED BEFORE THE SUBJECT JURISDICTION
 - 6 CAME INTO COMPLIANCE WITH THIS PART 5; OR".
- 7 Reletter succeeding paragraph accordingly.
- 8 Page 4, line 17, strike "PARCEL'S" and substitute "LOT'S".
- 9 Page 4, after line 19 insert:
 - 10 "(2) SUBSECTION (1) OF THIS SECTION APPLIES TO A LOT WITH A
 - 11 RESIDENTIAL USE THAT IS LIMITED TO A SINGLE FAMILY HOME REGARDLESS
 - 12 OF WHETHER THE RESIDENTIAL USE ALLOWS ACCESSORY DWELLING UNITS
 - 13 OR GROUP HOMES."
- 14 Renumber succeeding subsection accordingly.
- 15 Strike "PARCELS" and substitute "LOTS" on: **Page 3**, lines 12 and 21; and
- 16 **Page 4**, line 19.
- 17 Strike "PARCEL" and substitute "LOT" on: **Page 4**, line 2 two times and 16;
- 18 and **Page 5**, lines 9 and 11.

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