

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

February 15, 2023
Date

Committee on Transportation, Housing & Local Government.

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

HB23-1115 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 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

1 THAN THE PERCENTAGE INCREASE IN THE CONSUMER PRICE INDEX PLUS
2 THREE PERCENTAGE POINTS PLUS THE PERCENTAGE INCREASE IN
3 VALUATION FOR ASSESSMENT ATTRIBUTABLE TO ANY IMPROVEMENT MADE
4 TO THE PRIVATE RESIDENTIAL PROPERTY OR PRIVATE RESIDENTIAL
5 HOUSING UNIT THAT YEAR.

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

11 Renumber succeeding section accordingly.

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