

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

February 19, 2025
Date

Committee on Transportation, Housing & Local Government.

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

HB25-1169 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 5, line 26, after "REAL PROPERTY" insert "THAT
2 CONTAINS NO MORE THAN FIVE ACRES OF LAND AND".
- 3 Page 6, line 8, strike "GOVERNMENT." and substitute "GOVERNMENT THAT
4 HAD A POPULATION GREATER THAN TWO THOUSAND PEOPLE AS OF THE
5 LAST UNITED STATES CENSUS."
- 6 Page 7, line 5, strike "OR".
- 7 Page 7, line 10, strike "DEVELOPERS." and substitute "DEVELOPERS; OR
8 (g) ENACTING OR APPLYING A LOCAL LAW CONCERNING A
9 SHORT-TERM RENTAL, AS THAT TERM IS DEFINED IN SECTION 29-35-402
10 (19), OF A DWELLING UNIT ON A QUALIFYING PROPERTY."
- 11 Page 7, strike line 14 and substitute "22-32-110 (1)(d), OR FROM USING
12 ANY OF THE PROCESSES DESCRIBED IN SECTION 22-32-124 REGARDING
13 BUILDINGS AND STRUCTURES.
- 14 **(4) Prohibition on discrimination.** A RESIDENTIAL DEVELOPMENT
15 CONSTRUCTED PURSUANT TO THIS SECTION IS CONSIDERED HOUSING FOR
16 A COMMERCIAL PURPOSE PURSUANT TO 42 U.S.C. SEC. 3607 ET SEQ. ANY
17 PERSON INVOLVED IN THE CONSTRUCTION OR MAINTENANCE OF A
18 RESIDENTIAL DEVELOPMENT PURSUANT TO THIS SECTION:
- 19 (a) MUST COMPLY WITH ALL FEDERAL AND STATE LAWS
20 REGARDING NONDISCRIMINATORY ACCESS TO HOUSING, INCLUDING THE
21 FEDERAL "FAIR HOUSING ACT", 42 U.S.C. SEC. 3601 ET SEQ.; THE
22 "AMERICANS WITH DISABILITIES ACT OF 1990", 42 U.S.C. SEC. 12101 ET
23 SEQ.; AND THE COLORADO ANTI-DISCRIMINATION ACT, PARTS 3 THROUGH
24 8 OF ARTICLE 34 OF TITLE 24; AND

1 (b) MAYBE SUBJECT TO A DISCRIMINATION COMPLAINT FILED WITH
2 THE COLORADO CIVIL RIGHTS DIVISION OR OTHER COURT."

3 Page 9, line 7, strike "GROUND FLOOR AREA OF THE".

** ** ** ** **