



**Colorado
Legislative
Council
Staff**

HB16-1334

FISCAL NOTE

FISCAL IMPACT: State Local Statutory Public Entity Conditional No Fiscal Impact

Drafting Number: LLS 16-0631
Prime Sponsor(s): Rep. Winter

Date: March 15, 2016
Bill Status: House Local Government
Fiscal Analyst: Chris Creighton (303-866-5834)

BILL TOPIC: INCLUSIONARY ZONING COUNTY UNINCORPORATED AREAS

Summary of Legislation

This bill authorizes the Board of County Commissioners of any county to enact ordinances, resolutions, or other forms of binding law to create inclusionary zoning programs in unincorporated areas of the county.

Background

Inclusionary zoning programs can be passed by counties or municipalities to either encourage or require low and moderate income housing development. This can include requiring developers to set aside a percentage of housing units for affordable housing, offering incentives to developers, targeting an income range for those that will utilize the development, and specifying a time period for which the development must remain affordable.

Local Government Impact

This bill will increase costs and workload in any county that elects to create inclusionary zoning programs. Cost and workload increases could include additional FTE to create a inclusionary zoning programs, increased public notice costs and staff time associated with meetings to consider inclusionary zoning ordinances, and planning commission costs associated with updating county master plans and policies related to land use and zoning regulations.

Effective Date

The bill takes effect August 10, 2016, if the General Assembly adjourns on May 11, 2016, as scheduled, and no referendum petition is filed.

State and Local Government Contacts

Counties Information Technology Local Affairs

Research Note Available

An LCS Research Note for House Bill 16-1334 is available online and through the iLegislate app. Research notes provide additional policy and background information about the bill and summarize action taken by the General Assembly concerning the bill.