

2024

Regulatory Agenda Report



COLORADO

Department of Local Affairs

Overview

Pursuant to Colo. Rev. Stat. §2-7-203(4), the Department of Local Affairs submits the following 2024 Regulatory Agenda Report. Pursuant to statutory requirements concerning the Department's Regulatory Agenda, this Regulatory Agenda Report details the results of the past year's rules review activity, including the results of mandatory rule reviews conducted under Colo. Rev. Stat. §24-4-103.3(4) as part of the Department's "Regulatory Efficiencies Reviews."

This report includes the following items:

- "Rulemaking included in 2024 Regulatory Agenda," providing an update of rules included in the Department's 2023 Regulatory Agenda
- "Rulemaking not included in 2024 Regulatory Agenda," providing a summary of rule activity not included in the 2023 Regulatory Agenda
- "Results of Mandatory Rules Review," providing a summary of the activities and outcomes associated with the Department's mandatory rule reviews conducted under Colo. Rev. Stat. §24-4-103.3(4)

Rulemaking included in 2024 Regulatory Agenda

| Rule Number and Title | Division/ Board/ Program | New rule or revision? | Statutory or Other Basis | Purpose | Contemplated Schedule for Adoption | Stakeholders | Status | Comments |
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| 8 CCR 1302-15, Mobile Home Park Oversight Program | Division of Housing, Mobile Home Park Oversight Program | New and revised rules | C.R.S. § 38-121104(2)(j) | To adjust the annual mobile home park registration fee (if needed), and further clarify and implement the Mobile Home Park Act, Dispute Resolution and Enforcement Program, and statutory changes made in the 2023 legislative session | July 30, 2024 | Owners and managers of mobile home parks (MHPs), residents of mobile home parks, local government staff working with MHP owners or residents, Rocky Mountain Home Association, Colorado Coalition of Manufactured Home Owners, Colorado Poverty Law Project, Colorado Center on Law and Policy | Emergency Rule adopted 7/25/2024. Permanent Rule adopted 10/15/2024 | Includes rules driven by statutory changes in 2024 legislative session (HB24-1294). No fee increase was adopted. |
| 8 CCR 1302-14 NONRESIDENTIAL AND RESIDENTIAL FACTORY-BUILT STRUCTURES; SELLERS OF MANUFACTURE D HOMES; MANUFACTURE D HOME INSTALLATIONS; AND HOTELS, MOTELS, AND | Division of Housing/Office of Regulatory Oversight/Buil ding Codes and Standards - State Housing Board | Permanently adopt emergency rule | C.R.S. § 24-323301(2), 24-323303(1), 24-323304(1), 24-323305, 24-323306(1), 24-323309(1), 24-323311(1)(a). | To adopt emergency rule as a permanent rule (if emergency rule is adopted in October 2024) | Feb 2024 | <i>Tiny home owners, tiny home manufacturers, tiny home sellers, tiny home installers, Tiny Home Industry Association, Tiny Home Alliance, Rocky Mountain Home</i> | Emergency rule adopted 11/25/2023. Permanent rule adopted 3/25/2024. | Emergency rule and permanent rule tied to need for emergency sleeping units. |

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| <p>MULTI-FAMILY STRUCTURES IN THOSE AREAS OF THE STATE WHERE NO STANDARDS EXIST</p> | | | <p>3)(I) and (II), 24-323315(2), 24-323315(4)(c), 24-323315(6), 24-323317(2.9), 24-323317(5)(a), 24-323317(8), 24-323317(10), 24-323320, 24-323324(1), 24-323324(2)(a), 24-323326(2), and 2432-3328</p> | | | <p><i>Association, Modular Building Institute, International Code Council, ASTM, RV Industry Association, NOAH Remote Digitized Inspections, other manufacturers of offsite constructed structures, sellers and installers of manufactured homes, third party plan review and inspection agencies, local jurisdictions, and other state agencies</i></p> | | |
| <p>8 CCR 1302-14 NONRESIDENTIAL AND RESIDENTIAL FACTORY-BUILT STRUCTURES; SELLERS OF MANUFACTURE D HOMES; MANUFACTURE D HOME INSTALLATIONS; AND HOTELS, MOTELS, AND MULTI-FAMILY STRUCTURES IN THOSE AREAS OF</p> | <p>Division of Housing/Office of Regulatory Oversight/ Building Codes and Standards - State Housing Board</p> | <p>Revision</p> | <p>C.R.S. § § 24-323301(2), 24-323303(1), 24-323304(1), 24-323305, 24-323306(1), 24-323309(1), 24-323311(1)(a. 3)(I) and (II), 24-323315(2),</p> | <p>To make revisions to previously adopted rules.</p> | <p>April 2024</p> | <p>Tiny home owners, tiny home manufacturers, tiny home sellers, tiny home installers, Tiny Home Industry Association, Tiny Home Alliance, Rocky Mountain Home Association, Modular Building Institute,</p> | <p>Adopted 10/8/2024.</p> | <p>HB24-1152 Accessory Dwelling Units required a change in rules to allow for regional zones for modular units. HB22-1362 also drove changes to building codes to incorporate energy code requirements.</p> |

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| <p>THE STATE WHERE NO STANDARDS EXIST</p> | | | <p>24-323315(4)(c), 24-323315(6), 24-323317(2.9), 24-323317(5)(a), 24-323317(8), 24-323317(10), 24-323320, 24-323324(1), 24-323324(2)(a), 24-323326(2), and 2432-3328</p> | | | <p>International Code Council, ASTM, RV Industry Association, NOAH Remote Digitized Inspections, other manufacturers of offsite constructed structures, sellers and installers of manufactured homes, third party plan review and inspection agencies, local jurisdictions, and other state agencies</p> | | |
| <p>8 CCR1304-2</p> | <p>Division of Property Taxation, Exemptions</p> | <p>Revision</p> | <p>C.R.S. 39-2-117(7)</p> | <p>To conform to statutory changes brought forth by changes to C.R.S. 39-2-117 and 39-3-113.5 and the introduction of C.R.S. 39-3-127.7 by way of HB 23-1184.</p> | <p>Nov 2023</p> | <p>Affordable homeownership developers, residents in affordable homeownership developments, prospective residents at or below 100% AMI in urban or rural areas or 120% AMI in rural resort areas</p> | | |

Rulemaking not included in 2024 Regulatory Agenda

| Rule Number and Title | Division/ Board/ Program | New rule or revision? | Statutory or Other Basis | Purpose | Contemplated Schedule for Adoption | Stakeholders | Status | Comments |
|-----------------------|---|-----------------------|--------------------------|--|------------------------------------|---|-----------|----------|
| 8 CCR 1304-2 | Division of Property Taxation, Exemptions | Revision | C.R.S. 39-2-117(7) | To conform to statutory changes brought forth by changes to C.R.S. 39-2-117 and C.R.S. 39-3-127.7 by the passage of HB24-1308 and HB24-1411. | October 2024 | Applicants for property tax exemption and current exemption holders, including affordable homeownership developers. | Completed | |

Results of Mandatory Rules Review

| Rule Number (CCR) and Title | Division/ Board/ Program | Statutory or Other Basis | Month of Review Completion | Did review result in revisions to regulation? | Did the review result in repeal of any part of the regulation? | Did review result in repeal of entire CCR volume? | If revisions/repeals are completed, identify the adopted date |
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The Department has very few regulatory rules. As a result, all Divisions within the Department annually complete an internal review of all rules. Each Division maintains a statement on its web page that any comments to any rule will be accepted on an on-going basis.