

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government & Housing.

HB26-1001 be amended as follows:

1 Amend reengrossed bill, page 8, after line 8 insert:

2 "(3) THE GENERAL ASSEMBLY FURTHER FINDS AND DECLARES
3 THAT THIS HOUSE BILL 26-1001, ENACTED IN 2026, IS INTENDED TO:

4 (a) STREAMLINE RESIDENTIAL DEVELOPMENT PROCESSES TO
5 REDUCE HOUSING CONSTRUCTION COSTS WHILE ENSURING SUBJECT
6 JURISDICTIONS ARE ABLE TO APPLY ALL RELEVANT PUBLIC HEALTH AND
7 SAFETY CODES THAT TYPICALLY APPLY TO RESIDENTIAL DEVELOPMENT;

8 (b) ALLOW FLEXIBILITY FOR SUBJECT JURISDICTIONS TO
9 DETERMINE APPROPRIATE SITE DESIGN STANDARDS FOR RESIDENTIAL
10 DEVELOPMENTS BY USING STANDARDS THAT APPLY TO SIMILAR HOUSING
11 PURSUANT TO SECTION 29-35-504 (1)(d). FOR EXAMPLE, IF A SUBJECT
12 JURISDICTION RECEIVES A DEVELOPMENT APPLICATION TO BUILD
13 SINGLE-FAMILY DWELLINGS, THE SUBJECT JURISDICTION MAY APPLY SITE
14 DESIGN STANDARDS THAT ARE CONSISTENT WITH A ZONE DISTRICT THAT
15 ALLOWS SINGLE-FAMILY DWELLINGS BY-RIGHT. IF A SUBJECT JURISDICTION
16 RECEIVES A DEVELOPMENT APPLICATION FOR MULTI-UNIT DWELLINGS, THE
17 SUBJECT JURISDICTION MAY APPLY SITE DESIGN STANDARDS THAT ARE
18 CONSISTENT WITH A ZONE DISTRICT THAT ALLOWS MULTI-UNIT DWELLINGS
19 BY-RIGHT; AND

20 (c) BUILD UPON RECENT LAWS THAT AUTHORIZE AND ENCOURAGE
21 SCHOOL DISTRICTS AND LOCAL GOVERNMENTS TO PROMOTE AFFORDABLE
22 HOUSING, SUCH AS:

23 (I) HOUSE BILL 21-1117, CONCERNING THE ABILITY OF LOCAL
24 GOVERNMENTS TO PROMOTE THE DEVELOPMENT OF NEW AFFORDABLE
25 HOUSING UNITS PURSUANT TO THEIR EXISTING AUTHORITY TO REGULATE
26 LAND USE WITHIN THEIR TERRITORIAL BOUNDARIES;

27 (II) SENATE BILL 24-174, CONCERNING STATE SUPPORT FOR
28 SUSTAINABLE AFFORDABLE HOUSING; AND

29 (III) HOUSE BILL 25-1006, CONCERNING ALLOWING A SCHOOL
30 DISTRICT TO LEASE DISTRICT PROPERTY FOR ANY TERM OF YEARS, WHICH
31 ALLOWS A BOARD OF EDUCATION OF A SCHOOL DISTRICT TO LEASE LAND
32 FOR AFFORDABLE HOUSING FOR ANY TERM OF YEARS IF THE BOARD OF
33 EDUCATION DEVELOPS A POLICY THAT DEFINES AFFORDABLE HOUSING FOR
34 THE PROJECT."

35 Renumber succeeding subsection accordingly.

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