



**COLORADO**

**Department of Local Affairs**

## **FACT SHEET**

**SB26-109**

**Concerning Building Code Standards for Accessible Housing  
Supported by Public Money**

Sen Exum, Sen Cutter, Rep Joseph, Rep Ricks

Department Of Local Affairs (DOLA's) Position: **SUPPORT**

**Background:**

DOLA is supporting this effort to update C.R.S. 9-5, Standards for Accessible Housing

Accessibility is an important requirement for all buildings, but especially for housing

This bill updates the original language approved in 2003 and amended in 2017, and updates the reference documents to more current versions.

There is no revenue or expenses tied to this bill and therefore the fiscal note shows no fiscal impact on state or local government and no appropriation

**Talking Points:**

- **DOLA's Position:** The Department of Local Affairs stands in **support** of SB26-109.
  - This measure is crucial for ensuring that housing supported by public money meets modern, essential accessibility standards.
  - Accessibility is not a luxury, but a fundamental requirement, especially in housing.
  - This bill ensures that publicly supported housing is truly available to Coloradans of all abilities.

- Key Provisions and Benefits: The bill updates and clarifies existing definitions by referencing current International Code Council (ICC) standards.
  - This move pulls Colorado's accessible housing code out of the past and into the present, and shows we can be a leading state in nationwide best practices.
    - *Specifically, it updates C.R.S. 9-5 and replaces outdated language and reference documents.*
  - It clarifies that the primary intent of these standards is to specifically serve individuals with **nonambulatory** and **semiambulatory** disabilities, providing a **clear legislative purpose** for the housing built with public support.
    - *If asked: non and semi- ambulatory refers to an individual's mobility level.*
  
- Streamlining Implementation: The bill requires covered developers to create a plan to deliver accessible units, bringing much-needed structure and accountability to the construction process.
  - It also permits enforcing agencies to develop alternative processes to resolve appeals, making the process more efficient for all parties involved.
  
- Fiscal Impact: We want to assure the committee that this bill carries **no fiscal impact** on state or local government, as confirmed by the fiscal note.
  - The changes are procedural and technical updates to existing statutes.
  
- Conclusion: These updates are designed to clarify and streamline the existing law, making compliance easier to understand and enforce while upholding the highest standards of accessibility.
  - SB26-109 is a responsible, necessary update to state law that ensures public funds are used to build housing that is accessible and inclusive for all residents.
  - We urge a "Yes" vote to pass this essential piece of legislation.

Contact: *For follow-up questions, please contact Bruce Eisenhower, DOLA Legislative Liaison, at (303) 565-9398.*