



SB24-154

SHORT TITLE: Accessory Dwelling Units

LONG TITLE: Concerning increasing the number of converted accessory dwelling units.

SPONSORS: Sen. Jaquez Lewis

COMMITTEES: Senate Local Government & Housing Committee

PURPOSE OF THE BILL: To increase housing supply by mandating that ADUs be allowed within unincorporated areas of a county and create requirements for allowing accessory dwelling units in the unincorporated portion of a county and not within an HOA or high fire intensity area

PROPOSERS OF THE BILL: American Assoc. of Architects

POTENTIAL STAKEHOLDERS: County boards of commissioners, county planners, water providers in unincorporated areas, special districts

BACKGROUND: Colorado has a critical shortage of housing. Legislation under consideration for municipalities requires planning and zoning officials to allow the construction of ADUs. No similar requirements currently exist for unincorporated areas.

Is this bill necessary this year? There is no deadline

How does the bill change current law? There are currently no requirements to allow ADUs in unincorporated portions of a county. The bill requires the jurisdiction to allow ADUs after January 1, 2025 and prohibits restrictions on design or dimension standards for the structure.

Does the bill affect the prior appropriations system? No

How is the bill implemented? There is no enforcement mechanism in the bill.

Does a CWC State Affairs Policy address this issue?

Practical considerations. Will water providers be required to serve the ADU and what additional infrastructure may be required? How will new infrastructure be incorporated into existing rights of way? How will costs of additional infrastructure be recovered?

Fiscal Impact: There is no fiscal note