



HB25-1113

SHORT TITLE: Limit Turf in New Residential Development

LONG TITLE: Concerning limiting the use of certain landscaping practices in new residential development.

SPONSORS: Representatives Smith and McCormick/Sen. Roberts

COMMITTEES: House Agriculture, Water & Natural Resources

PURPOSE OF THE BILL: To conserve water through the restriction on use of certain types of non-functional turf in residential development

PROPONENTS OF THE BILL 350 Colorado, Colorado River District, CWCB, Colorado Sierra Club, Western Resource Advocates, Conservation Colorado,

POTENTIAL STAKEHOLDERS: Local governments, turf companies, real estate developers, HOAs, home builders, water users

BACKGROUND: In 2024 the legislature enacted 24-005 which prohibited the installation or reinstallation of artificial and non-functional turf and invasive plants on Government properties, and on areas abutting roadways and medians. This bill expands that prohibition to residential property first for properties used for apartments and condominiums and in 2028 expands again to all residential real estate through the mandatory adoption of local ordinances.

Is this bill necessary this year? There is no deadline

How does the bill change current law? A local government is currently prohibited from using nonfunctional turf or invasive plants in any new or redeveloped government property beginning January 1, 2026. This bill expands the prohibition to include residential property used for apartment or condominium housing and by January 1, 2028, local governments must enact or amend ordinances to limit the installation of nonfunctional turf in for all residential real property, including single family properties. A local Government may determine how it implements the ordinance.

Does the bill affect the prior appropriations system? No, although it may prevent the need to purchase additional water

How is the bill implemented? Through the adoption and enforcement of local ordinance and covenants.

Practical considerations: Will purchasers of real property accept this restriction, or will they opt for properties with existing turf? Local governments outside the metro areas have concerns about implementing what they see as an urban problem. How does this impact concerns about maintenance of landscaping that discourages weeds?

Fiscal Impact: No new appropriation is required for the State, although there will be an increased workload for local governments to adopt and enforce ordinances.