



COLORADO
MUNICIPAL
LEAGUE



YES
HB26-1036



Authorization for a Local Government to Impose Taxes on Vacant Residential Properties

WHAT DOES THE BILL DO?

The bill gives counties and municipalities the option to ask voters to adopt a locally defined vacant-home-based funding tool, which can be used to create funding for local housing needs and incentives to activate vacant housing rather than leaving homes empty and unproductive.

Communities must approve a local ballot measure in order to implement this funding source. Communities customize solutions to their unique challenges by setting their own rate structure, vacancy thresholds, and exemptions.

WHY YOU SHOULD VOTE YES

Colorado faces a 106,000-unit housing shortage, while home prices have soared 223% since 2000, outpacing income growth of 144%. As affordability and availability decline, many Coloradans find housing unattainable as they are priced out of their communities. In some Colorado towns, up to 40% of habitable homes sit vacant¹ — not under construction, but unused — creating an acute housing shortage for local workers and families even as hundreds of homes remain empty.

Benefits of the bill are wide reaching:

- **Local businesses** — Increased housing availability encourages recruitment and retention, enables growth, and creates community resilience.
- **Tourism, ski & outdoor recreation economies** — Increased housing allows those who operate our resorts and serve our visitors to live close to where they work.
- **Affordable housing programs** — Increased dedicated funding for affordable housing programs, land acquisition, rehabilitation, and homelessness prevention supports the entire community.

EMPOWER COLORADO COMMUNITIES TO ADDRESS LOCAL HOUSING NEEDS

This legislation empowers voters to decide if this tool is right for their community.

CONTACT

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1: 2023 Workforce Housing Report (by NWCCOG, U.S. Economic Development Administration, and CAST, <https://tinyurl.com/WorkforceHousingReport>)

