



COLORADO  
MUNICIPAL  
LEAGUE



**NO**  
**HB26-1114**



# Allowed Minimum Lot Size for Subject Jurisdiction

## WHAT DOES THE BILL DO?

House Bill 26-1114 would require local governments in Colorado to allow residential development on lots as small as 2,000 square feet. While intended to increase housing supply, this mandate overlooks fundamental principles of sound land use planning, disregards infrastructure realities, and fails to address the root causes of the state's housing challenges.

## WHY YOU SHOULD VOTE NO

HB26-1114 imposes a one-size-fits-all standard that ignores the role of thoughtful, locally driven planning. Minimum lot sizes are not arbitrary; they are established through comprehensive planning that reflects community goals, environmental constraints, and long-term growth strategies. These plans consider factors such as neighborhood character, open space preservation, water availability, fire risk, and transportation networks. By mandating a minimum lot size, the bill strips local governments of their ability to balance these considerations and tailor development standards to the unique needs of their communities.

The legislation also risks unintended consequences for community form and livability. Rapid increases in density without corresponding planning can lead to incompatible development patterns, reduced green space, and increased environmental impacts. In areas prone to wildfire or water scarcity, higher density without careful planning can heighten risk and strain limited resources. These are precisely the types of issues that local governments are best equipped to evaluate and manage through context-sensitive policies.

## YOUR OPPOSITION IS RESPECTFULLY REQUESTED

House Bill 26-1114 represents an overly simplistic solution to a complex problem. By mandating minimum lot sizes, it disregards sound planning principles, fails to ensure infrastructure readiness, and offers little meaningful progress on housing affordability.

## CONTACT

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