



COLORADO  
MUNICIPAL  
LEAGUE



**NO**  
**SB23-213**

## Vote **NO** on SB23-213 | Land Use

### **WHAT DOES THE BILL DO?**

As amended by the House, SB23-213 imposes top-down residential zoning standards on select Front Range municipalities by making accessory dwelling units a “use by right” on single-family lots and mandating multifamily densities in certain areas. The bill severely curtails municipal authority to make appropriate, community-based decisions. Urban and rural resort municipalities are burdened with costly and restrictive mandates.

SB23-213 dramatically expands state authority by turning DOLA into a regulatory body that makes model codes and supervises compliance by municipalities with state mandates. The bill also tasks DOLA with studying housing needs, displacement risks, and setting parameters that will control or override municipal legislation.

### **WHY YOU SHOULD VOTE NO**

- ▶ SB23-213 gambles with municipal taxpayers’ money and communities by betting that a hypothetical increase in housing supply will result in lower housing costs for everyday people.
- ▶ SB23-213 tells Coloradans that they shouldn’t have a say in their communities. Unelected, hand-picked officials will determine how their communities grow.
- ▶ SB23-213 will cost municipal taxpayers millions of dollars to create plans, conduct studies, and modify local laws.
- ▶ SB23-213 creates a fictional flexibility that will undermine decades of planning efforts and reasonable regulations.
- ▶ SB23-213 burdens municipalities with accommodating growth but deprives them of meaningful opportunities to manage that growth.
- ▶ SB23-213 does nothing to improve public transit or other constraints on housing affordability.
- ▶ SB23-213 unconstitutionally targets the authority of home rule municipalities to zone and regulate the use of land for residential purposes.

### **YOUR OPPOSITION IS RESPECTFULLY REQUESTED**

SB23-213 could have been an opportunity for coordination and collaboration to solve the housing crisis. Instead, the bill is an unprecedented repudiation of settled law, crafted without meaningful input from the people who it will affect directly. The bill’s poorly conceived and hastily amended policies will silence the voices of Coloradans and create severe, unintended, and irreparable consequences.

### **CONTACT**

Meghan MacKillop | CML legislative & policy advocate | 720-308-0672 | [mmackillop@cml.org](mailto:mmackillop@cml.org)