



COLORADO
MUNICIPAL
LEAGUE



NO
HB26-1308



Lot Splitting Approval by Subject Jurisdictions

WHAT DOES THE BILL DO?

House Bill 26-1308 requires municipalities to approve splitting residential lots down to parcels as small as 1,200 square feet using administrative approval processes. The bill removes community planning and public input from the decision-making process. The bill does not include sufficient safeguards for emergency access to lots, assurances of affordability, or adequate infrastructure to support new development.

WHY YOU SHOULD VOTE NO

Municipalities largely use administrative approval processes for residential lot splits but reasonably require the remaining parcels to be compliant with the property's zone district. HB26-1308 carves out targeted municipalities and undermines their local planning and the expectations of property owners in established communities. By mandating administrative approval processes for lot splits, even where they would substantially change an area, the bill removes opportunities for community input and deliberation by elected or appointed local bodies.

The one-size-fits-all nature of the bill fails to account for the diversity of Colorado's communities. A blanket requirement diminishes local flexibility and risks unintended consequences, such as overburdened infrastructure or incompatible development patterns. Local governments are best positioned to evaluate these conditions and craft policies tailored to their specific needs.

YOUR OPPOSITION IS RESPECTFULLY REQUESTED

While the goal of increasing housing supply is important, House Bill 26-1308 is a flawed approach to direct residential zoning standards. It erodes public participation, ignores sound land use planning, and offers limited impact on housing affordability. A more effective path forward would involve collaborative, locally driven solutions that address the full range of factors influencing Colorado's housing market while preserving the public's role in shaping their communities.

CONTACT

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