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NEWS RELEASE

Colorado Municipal League Opposes House Bill 26-1001, Citing Threats to Local Land Use Authority and Comprehensive Planning

*General Assembly continues to preempt municipal land use authority
with new legislation aimed at circumventing local planning*

DENVER, Colo., Wednesday, Jan. 21, 2026 – Today, Gov. Jared Polis held a press conference touting a new bill before the Colorado legislature, [House Bill 26-1001](#), “*Housing Developments on Qualifying Properties.*”

Opposed by the Colorado Municipal League (CML), this sweeping legislation would allow schools, higher education institutions, public housing authorities, and housing-adjacent nonprofit organizations to bypass local planning and zoning requirements to develop residential property on land they own or purchase. The proposal is similar to legislation that failed to pass in 2025.

If enacted, the bill would preempt local land use authority and undermine the ability of Colorado’s cities and towns to carry out thoughtful, community-driven comprehensive planning and infrastructure coordination. By allowing certain groups to go around comprehensive plans of over 115 municipalities created with significant resident input, HB26-1001 effectively removes local public engagement and decision-making from processes that directly impact zoning, infrastructure capacity, public services, compatibility with other structures in neighborhoods, and public services.

Kevin Bommer, CML executive director, emphasized that while cities and towns across Colorado are deeply committed to addressing housing affordability and supply, top-down, unfunded state mandates are not the solution.

“Municipal leaders across Colorado are actively working to increase affordable and attainable housing opportunities,” said Bommer. “One-size-fits-all policies from the state capitol ignore the unique needs of each community. House Bill 26-1001 would strip away local authority that has been the foundation of responsible growth and balanced planning in Colorado for decades.”

Beverly Stables, CML legislative advocacy manager, further noted that local governments are already engaged in innovative housing solutions tailored to their residents and economies, including incentive-based zoning reforms, public-private partnerships, and strategic infrastructure investment.

“Local governments are not obstacles to housing progress—they already are partners with housing authorities, schools, and non-profits,” Stables said. “By eroding local control and bypassing established planning processes, this bill risks creating unintended consequences that ultimately make housing challenges more difficult.”

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CML reaffirmed its commitment to collaborating with legislators, housing advocates, and the Governor's Office to find more effective, community-based solutions that respect local expertise and authority.

"Colorado's cities and towns support smart growth and housing choice," said Bommer. "But the key word is *local*. Communities must retain the ability to plan their futures in a way that reflects their residents' voices and values, and Colorado municipal leaders continue to urge the state to be a partner in support of thoughtful community engagement, rather than cutting off residents from and the communities they serve."

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[Colorado Municipal League](#) (CML) is a nonprofit, nonpartisan organization established in 1923 and represents the interests of 271 cities and towns. For more information on the Colorado Municipal League, please visit [cml.org](#), call 303-831-6411 or stay connected on [Facebook](#), [X](#), [LinkedIn](#) and [YouTube](#).

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