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NEWS RELEASE

For immediate release

Colorado Municipal League applauds signing of House Bill 21-1117

May 28, 2021, Denver, CO – Today, Gov. Jared Polis signed CML-initiated legislation, HB21-1117, into law. This bill clarifies that local governments may regulate the development and use of land within their jurisdictions in order to promote the new development or redevelopment of affordable housing units. Further, the legislation confirms that the rent control statute does not apply to any land use regulation adopted pursuant to this authority that restricts rents on either the new development or redevelopment of housing units as long as the local government considers density and provides a menu of options to the developer to comply with their land use regulation.

“This act corrects an unfortunate decision by the Colorado Supreme Court in 2000 and restores local control over land use. The crushing costs of rental housing, when any is even available, require every tool municipalities can reasonably use,” said CML Legislative Advocacy Manager Meghan Dollar. “We thank Rep. Susan Lontine, Rep. Serena Gonzales-Gutierrez, Sen. Julie Gonzales and Sen. Robert Rodriguez for their support and tireless work on this important issue.”

Local governments can and will adopt the housing policies that work best for their communities. With the passage of HB 21-1117, local governments have an additional tool to increase the supply of affordable housing so Coloradans can live where they work.

CML was part of a coalition of nearly 20 advocacy organizations, including Healthier Colorado, Colorado Counties, Inc., Counties and Commissioners Acting Together, Colorado Association of Local Public Health Officials and Colorado Coalition for the Homeless who actively supported this legislation.

CML is a nonprofit, nonpartisan organization established in 1923 and represents the interests of 270 cities and towns. For more information on the Colorado Municipal League, please visit www.cml.org or call 303-831-6411.

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