



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 25-1093: LIMIT LOCAL ANTI-GROWTH LAND USE POLICIES

**Prime Sponsors:**

Rep. Stewart R.

**Fiscal Analyst:**

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**Version:** Initial Fiscal Note

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**Date:** January 30, 2025

**Fiscal note status:** The fiscal note reflects the introduced bill

### Summary Information

**Overview.** The bill clarifies and expands the current prohibition on local government anti-growth policies.

**Types of impacts.** The bill is projected to affect the following areas on an ongoing basis:

- Minimal State Workload
- Local Government

**Appropriations.** No appropriation is required.

**Table 1**  
**State Fiscal Impacts**

Type of Impact	Budget Year FY 2025-26	Out Year FY 2026-27
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

## Summary of Legislation

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Under current law local governments may not restrict housing growth by adopting policy or ordinance that explicitly limits the growth of their population, or limits the number of building permits for residential development, unless it is a temporary, nonrenewable law following a declared disaster emergency.

This bill expands the prohibition to include any anti-growth law that explicitly seeks to impose additional restrictions or limitations on a particular housing type exceeding the local government's zoning or building codes. The bill also clarifies when a local government must provide the option of paying a fee in lieu of land dedication when the property does not meet the local government's dedication standards.

## State Expenditures

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The bill minimally increases workload in the Division of Housing and the Division of Local Government in the Department of Local Affairs (DOLA) to update internal guidance documents and to respond to inquiries from local governments and housing developers. This effort does not require additional appropriations.

## Local Government

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The bill clarifies the types of anti-growth laws that a local government is prohibited from adopting. The bill will minimally increase workload for local governments to review existing ordinances for needed updates or revisions; however, this effort is limited only to a local government that has or is contemplating some form of anti-growth law.

## Effective Date

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The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed.

## State and Local Government Contacts

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Counties

Municipalities

Local Affairs

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The revenue and expenditure impacts in this fiscal note represent changes from current law under the bill for each fiscal year. For additional information about fiscal notes, please visit the [General Assembly website](#).