

SENATE COMMITTEE OF REFERENCE REPORT

	March 27, 2025
Chair of Committee	Date

Committee on Local Government & Housing.

After consideration on the merits, the Committee recommends the following:

HB25-1169 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend reengrossed bill, page 5, line 15, strike "77;" and substitute "77
- 2 or 49 U.S.C. chapter 471;".
- 3 Page 5, line 20, strike "OR".
- 4 Page 5, line 21, strike "EASEMENT." and substitute "EASEMENT;
- 5 (e) A PARCEL LOCATED WITHIN AN AIRPORT INFLUENCE AREA
- 6 WHERE THE LOCAL ZONING PROHIBITS RESIDENTIAL LAND USES; OR
- 7 (f) A HISTORIC PROPERTY THAT IS LOCATED OUTSIDE OF A
- 8 HISTORIC DISTRICT."
- 9 Page 6, after line 4 insert:
- 10 "(4) "HISTORIC DISTRICT" HAS THE SAME MEANING AS SET FORTH
- 11 IN SECTION 29-35-402 (10).
- 12 (5) "HISTORIC PROPERTY" HAS THE SAME MEANING AS SET FORTH
- 13 IN SECTION 29-35-402 (11)."
- 14 Renumber succeeding subsections accordingly.
- 15 Page 7, line 14, strike "ITS" and substitute "THE PROVIDER'S".
- 16 Page 7, line 23, strike "29-35-504 (1)," and substitute "29-35-505 (1),".
- 17 Page 7, strike line 25.
- 18 Page 8, line 1, strike "PROPERTY." and substitute "PROPERTY;
- 19 (i) EXERCISING THE SUBJECT JURISDICTION'S RIGHT OF FIRST

- 1 REFUSAL IN ACCORDANCE WITH SECTION 29-4-1202; OR
2 (j) APPLYING THE DESIGN STANDARDS AND PROCEDURES OF A
3 HISTORIC DISTRICT TO A QUALIFYING PROPERTY THAT IS LOCATED IN A
4 HISTORIC DISTRICT, INCLUDING A STANDARD OR PROCEDURE RELATED TO
5 DEMOLITION."
- 6 Page 8, line 15, strike "CONSTRUCTION OR MAINTENANCE" and substitute
7 "CONSTRUCTION, MANAGEMENT, AND OPERATION".
- 8 Page 9, line 2, after "WITH" insert "ONE OF".
- 9 Page 10, line 10, after "WITH" insert "ONE OF".
- 10 Page 10, line 15, strike "AND" and substitute "OR".
- 11 Page 10, line 19, strike "TWENTY" and substitute "THIRTY".
- 12 Page 10, strike line 22 and substitute "OF THE STATEWIDE AREA MEDIAN
13 INCOME AS ESTABLISHED ANNUALLY BY THE UNITED STATES DEPARTMENT
14 OF HOUSING AND URBAN DEVELOPMENT."
- 15 Page 10, line 26, strike "(1)(b)(I)" and substitute "(1)(b)".
- 16 Page 11, line 1, strike "(1)(b)(II)" and substitute "(1)(c)".
- 17 Page 11, line 5, strike "OR".
- 18 Page 11, strike line 7 and substitute "YEARS; OR
19 (III) A LAND LEASE LASTING FOR AT LEAST FORTY YEARS."
- 20 Page 11, line 12, strike "OR".
- 21 Page 11, line 14, strike "YEARS." and substitute "YEARS; OR
22 (III) A LAND LEASE LASTING FOR AT LEAST THIRTY YEARS."
- 23 Strike "PERFORMANCE" and substitute "PERFORMANCE AND MUST BE
24 RECORDED IN THE PUBLIC RECORDS IN THE COUNTY IN WHICH THE
25 RESIDENTIAL DEVELOPMENT IS LOCATED" on: **Page 11**, lines 4 and 11.

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