

**First Regular Session  
Seventy-fifth General Assembly  
STATE OF COLORADO**

**PREAMENDED**

*This Unofficial Version Includes Committee  
Amendments Not Yet Adopted on Second Reading*

LLS NO. 25-0276.04 Jed Franklin x5484

**SENATE BILL 25-002**

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**SENATE SPONSORSHIP**

**Bridges and Exum**, Cutter, Hinrichsen, Kipp, Michaelson Jenet, Winter F.

**HOUSE SPONSORSHIP**

**Boesenecker and Stewart R.**,

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**Senate Committees**

Local Government & Housing  
Appropriations

**House Committees**

Transportation, Housing & Local Government  
Appropriations

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**A BILL FOR AN ACT**

101      **CONCERNING THE DEVELOPMENT OF REGIONAL BUILDING CODES THAT**  
102              **ACCOUNT FOR LOCAL CLIMATIC AND GEOGRAPHIC CONDITIONS**  
103              **FOR THE CONSTRUCTION AND INSTALLATION OF RESIDENTIAL**  
104              **AND NONRESIDENTIAL FACTORY-BUILT STRUCTURES, AND, IN**  
105              **CONNECTION THEREWITH, MAKING AN APPROPRIATION.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

The bill provides that after the state housing board (board) adopts rules about any activity required to undertake or complete the

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
Capital letters or bold & italic numbers indicate new material to be added to existing law.  
Dashes through the words or numbers indicate deletions from existing law.

SENATE  
3rd Reading Unamended  
March 31, 2025

SENATE  
Amended 2nd Reading  
March 28, 2025

construction or installation of a factory-built nonresidential structure, a factory-built residential structure, or a factory-built tiny home (factory-built structure), the state plumbing board, the state electrical board, and the state fire suppression administrator do not have jurisdiction over and their rules do not apply to a factory-built structure.

On or before July 1, 2026, the advisory committee on factory-built structures (advisory committee) is required to develop regional building codes for factory-built structures and implementation requirements and submit the recommended codes to the board.

On or before July 1, 2026, the board must adopt rules:

- Implementing regional building code recommendations from the advisory committee that account for local climatic and geographic conditions for the construction and installation of factory-built structures, which supersede any conflicting ordinance, code, regulation, or other law of a local government unless the local government adopts the rules of the board;
- Covering the implementation requirements developed by the advisory committee, including authorizing a local government certified by the division of housing (division) to perform inspections of factory-built structures on behalf of the division and registration, responsibility, and accountability requirements for a manufacturer, installer, seller, or general contractor who develops the installation site or completes the construction of a factory-built structure at the installation site;
- Covering electrical, plumbing, or fire suppression activity required to undertake or complete the construction or installation of a factory-built structure;
- Allowing the division to contract for third-party review and approval of a final design plan for a factory-built structure on behalf of the division;
- Allowing the division to create a process for vetting and approving the ability of a third party to review and approve a final design plan for a factory-built structure on behalf of the division; and
- Requiring the division to cause an audit to be performed on a third party that reviews and approves design plans.

On or before July 1, 2026, the advisory committee is required to conduct a study on behalf of the division about whether the international building code or residential code standards that apply to site requirements should be incorporated into state statutes and rules and to determine whether the state should regulate non-factory-built components that are connected to a factory-built structure at the installation site and are currently under local jurisdiction. The division is required to deliver the study to the board

when complete.

A county or municipality may not:

- Enact a regulation that excludes factory-built structures and manufactured homes from the county or municipality;
- Impose more restrictive standards on factory-built structures and manufactured homes than those that the county or municipality applies to site-built homes in the same residential zones in the county or municipality; or
- Enact or enforce a regulation, law, or ordinance affecting the installation or construction of a factory-built structure or manufactured home.

A county or municipality may:

- Enact land use regulations to the extent that the regulations are applicable to existing housing or structures or new site-built housing in the county or municipality; and
- Enact a building code provision for unique public safety requirements unless the provision applies to a factory-built structure or manufactured home.

A county or municipality must comply with the requirements established by the division for factory-built structures and by the United States department of housing and urban development for manufactured homes.

The bill requires the state treasurer to transfer \$600,000 on July 1, 2025, from the innovative housing incentive program fund to the building regulation fund.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1. Legislative declaration.** (1) The general assembly  
3 finds and declares that:

4 (a) Coloradans are overwhelmingly burdened with the cost of  
5 housing;

6 (b) Forty-five percent of renters, 329,000 residents, spend more  
7 than 30% of their income on rent;

8 (c) A household in Colorado must earn at least \$70,840 annually  
9 to afford the median rent of \$1,771 without being cost-burdened;

10 (d) To purchase a median-priced home, which is \$550,300, with  
11 a 20% down payment, and avoid being cost-burdened, a household must

1       earn \$129,178 annually;

2               (e) The average cost of construction of a new home as of  
3       November 2024 was approximately \$483,000, which is an increase from  
4       \$419,000 in 2023;

5               (f) In 2021, the general assembly enacted House Bill 21-1329,  
6       which directed the executive committee of the legislative council to create  
7       a task force to meet during 2021 and issue a report with recommendations  
8       to the general assembly and the governor on policies to create  
9       transformative changes in the area of housing;

10              (g) In 2022, the general assembly enacted House Bill 22-1282,  
11       which authorized investment in companies pursuing innovative  
12       construction methods, resulting in the establishment of the innovative  
13       housing incentive program;

14              (h) Innovative housing incentive program investments are  
15       intended to create new housing units, which lower housing costs and  
16       encourage innovation; and

17              (i) Off-site construction partners participating in the innovative  
18       housing incentive program, including modular manufacturers, have  
19       expressed concerns that regulatory barriers are preventing intended  
20       growth in housing units, reducing the cost and time-saving potential of  
21       off-site construction.

22              (2) Therefore, the general assembly further finds and declares that  
23       it seeks to address the shortage and cost of housing by enacting regional  
24       standards for factory-built structures, rather than standards related to a  
25       specific address, which will increase the supply of housing and lower  
26       housing costs by lowering the cost of factory-built housing construction  
27       and encouraging partners to take advantage of the economies of scale

1       afforded through factory-built construction.

2               **SECTION 2.** In Colorado Revised Statutes, 12-155-106, **add** (6)  
3       as follows:

4               **12-155-106.   Colorado plumbing code - amendments -**  
5       **variances - Colorado fuel gas code.** (6) (a) NOTWITHSTANDING ANY  
6       AUTHORITY GRANTED TO THE BOARD BY THIS SECTION AND AFTER RULES  
7       ARE ADOPTED BY THE STATE HOUSING BOARD PURSUANT TO SECTION  
8       24-32-3304 (1)(h)(III), THE BOARD DOES NOT HAVE JURISDICTION OVER  
9       AND THE RULES OF THE BOARD DO NOT APPLY TO ANY ACTIVITY REQUIRED  
10      TO UNDERTAKE OR COMPLETE THE CONSTRUCTION OR INSTALLATION OF  
11      A FACTORY-BUILT STRUCTURE, AS DEFINED IN SECTION 24-32-3302 (11).

12              (b) PLUMBING INSTALLATIONS THAT CONNECT THESE STRUCTURES  
13      TO EXTERNAL UTILITY SOURCES AND THAT ARE NOT CONSIDERED ACTIONS  
14      TO COMPLETE THE INSTALLATION OF A FACTORY-BUILT STRUCTURE AS  
15      REQUIRED BY A REGISTERED INSTALLER MUST BE COMPLETED BY A  
16      LICENSED PLUMBER UNDER A REGISTERED PLUMBING CONTRACTOR.

17              (c) THE INSTALLATION OF GAS PIPING ON THE SERVICE SIDE MUST  
18      BE COMPLETED BY A QUALIFIED GAS PIPING INSTALLER.

19              (d) THE INSPECTION AND INSPECTORS OF THESE INSTALLATIONS,  
20      OTHER THAN THOSE AUTHORIZED TO BE PERFORMED BY A REGISTERED  
21      INSTALLER, ARE REGULATED IN ARTICLE 155 OF TITLE 12 AND MUST BE  
22      PERFORMED BY LICENSED PLUMBING INSPECTORS.

23               **SECTION 3.** In Colorado Revised Statutes, 12-115-107, **add** (5)  
24       as follows:

25               **12-115-107. Board powers and duties - rules - definition.** (5)  
26       (a) NOTWITHSTANDING ANY AUTHORITY GRANTED TO THE BOARD BY THIS  
27       SECTION AND AFTER RULES ARE ADOPTED BY THE STATE HOUSING BOARD

1 PURSUANT TO SECTION 24-32-3304 (1)(h)(III), THE BOARD DOES NOT  
2 HAVE JURISDICTION OVER AND THE RULES OF THE BOARD DO NOT APPLY  
3 TO ACTIVITY REQUIRED TO UNDERTAKE OR COMPLETE THE CONSTRUCTION  
4 OR INSTALLATION OF A FACTORY-BUILT STRUCTURE, AS DEFINED IN  
5 SECTION 24-32-3302 (11).

6 (b) ELECTRICAL INSTALLATIONS THAT CONNECT THESE  
7 STRUCTURES TO EXTERNAL UTILITY SOURCES AND THAT ARE NOT  
8 CONSIDERED ACTIONS TO COMPLETE THE INSTALLATION OF A  
9 FACTORY-BUILT STRUCTURE AS REQUIRED BY A REGISTERED INSTALLER  
10 MUST BE COMPLETED BY A LICENSED ELECTRICIAN UNDER A REGISTERED  
11 ELECTRICAL CONTRACTOR.

12 (c) THE INSPECTION AND INSPECTORS OF THESE INSTALLATIONS,  
13 OTHER THAN THOSE AUTHORIZED TO BE PERFORMED BY A REGISTERED  
14 INSTALLER, ARE REGULATED IN ARTICLE 115 OF TITLE 12 AND MUST BE  
15 PERFORMED BY LICENSED ELECTRICAL INSPECTORS.

16 **SECTION 4.** In Colorado Revised Statutes, 24-33.5-1204.5, **add**  
17 (3) as follows:

18 **24-33.5-1204.5. Powers and duties of administrator - rules.**

19 (3) NOTWITHSTANDING ANY AUTHORITY GRANTED TO THE  
20 ADMINISTRATOR BY THIS SECTION AND AFTER RULES ARE ADOPTED BY THE  
21 STATE HOUSING BOARD PURSUANT TO SECTION 24-32-3304 (1)(h)(III), THE  
22 ADMINISTRATOR DOES NOT HAVE JURISDICTION OVER AND THE RULES OF  
23 THE ADMINISTRATOR DO NOT APPLY TO ACTIVITY REQUIRED TO  
24 UNDERTAKE OR COMPLETE THE CONSTRUCTION OR INSTALLATION OF A  
25 FACTORY-BUILT STRUCTURE, AS DEFINED IN SECTION 24-32-3302 (11).

26 **SECTION 5.** In Colorado Revised Statutes, 24-32-3302, **amend**  
27 (17) introductory portion as follows:

1           **24-32-3302. Definitions.** As used in this part 33, unless the  
2           context otherwise requires:

3           (17) "Installer" means any person who performs OR BUSINESS  
4           ENTITY AUTHORIZED TO PERFORM the installation of:

5           **SECTION 6.** In Colorado Revised Statutes, 24-32-3304, **amend**  
6           (1)(f) and (1)(g); and **add** (1)(h) as follows:

7           **24-32-3304. State housing board - powers and duties - rules.**

8           (1) The board has the following powers and duties pursuant to this part  
9           33:

10           (f) To promulgate rules establishing standards for tiny homes that  
11           cover the manufacture of, assembly of, and installation of tiny homes; ~~and~~

12           (g) To promulgate uniform foundation construction standards for  
13           manufactured homes, factory-built structures, or tiny homes in those areas  
14           of the state where no standards exist; AND

15           (h) ON OR BEFORE JULY 1, 2026, TO ADOPT RULES:

16           (I) (A) ESTABLISHING REGIONAL BUILDING CODE STANDARDS  
17           ACCOUNTING FOR LOCAL CLIMATIC AND GEOGRAPHIC CONDITIONS, AND  
18           FIRE PROTECTION AND SUPPRESSION ACTIVITIES FOR THE CONSTRUCTION  
19           AND INSTALLATION OF FACTORY-BUILT STRUCTURES DEVELOPED BY THE  
20           ADVISORY COMMITTEE CREATED IN SECTION 24-32-3305 (3), WHICH SHALL  
21           SUPERSEDE A CONFLICTING ORDINANCE, CODE, REGULATION, OR OTHER  
22           LAW OF A LOCAL GOVERNMENT UNLESS A LOCAL GOVERNMENT ADOPTS  
23           THE RULES ISSUED BY THE BOARD;

24           (B) THE REGIONAL BUILDING CODES SHALL INCLUDE, AT A  
25           MINIMUM, WIND SHEAR, SNOW LOAD, WILDFIRE RISK, THERMAL ZONE,  
26           RADON MITIGATION, OR AUTOMATIC FIRE SPRINKLER SYSTEM  
27           REQUIREMENTS.

1           (II) IMPLEMENTING THE RECOMMENDED REQUIREMENTS  
2   DEVELOPED BY THE ADVISORY COMMITTEE CREATED IN SECTION  
3   24-32-3305 (3), INCLUDING THE CONTINUED AUTHORIZATION OF A LOCAL  
4   GOVERNMENT CERTIFIED BY THE DIVISION TO PERFORM INSPECTIONS OF A  
5   FACTORY-BUILT STRUCTURE ON BEHALF OF THE DIVISION;

6           (A) A BUILDING CONTRACTOR, AS DEFINED IN SECTION 30-11-125  
7   (1)(a), IS NOT REQUIRED TO BE REGISTERED WITH OR CERTIFIED BY THE  
8   STATE WHEN CONDUCTING BUSINESS IN A JURISDICTION WITH AN  
9   ESTABLISHED LICENSING PROGRAM FOR BUILDING CONTRACTORS; AND

10          (B) A BUILDING CONTRACTOR, AS DEFINED IN SECTION 30-11-125  
11   (1)(a), LICENSED BY A LOCAL GOVERNMENT SHALL COMPLETE EDUCATION  
12   AND TRAINING ABOUT FACTORY-BUILT CONSTRUCTION AS DEVELOPED BY  
13   THE DIVISION OF HOUSING AND ADMINISTERED IN COLLABORATION WITH  
14   THE LOCAL GOVERNMENT;

15           (III) IMPLEMENTING THE RECOMMENDED REQUIREMENTS  
16   DEVELOPED BY THE ADVISORY COMMITTEE CREATED IN SECTION  
17   24-32-3305 (3), INCLUDING REGISTRATION, RESPONSIBILITY, AND  
18   ACCOUNTABILITY REQUIREMENTS FOR A MANUFACTURER, INSTALLER,  
19   SELLER, OR GENERAL CONTRACTOR WHO DEVELOPS THE INSTALLATION  
20   SITE OR COMPLETES THE CONSTRUCTION OF A FACTORY-BUILT STRUCTURE  
21   AT THE INSTALLATION SITE, INCLUDING OFFERING EDUCATION, TRAINING,  
22   AND CERTIFICATION OPPORTUNITIES;

23           ==  
24           (IV) COVERING ELECTRICAL OR PLUMBING CODES REQUIRED TO  
25   UNDERTAKE OR COMPLETE THE CONSTRUCTION OR INSTALLATION OF A  
26   FACTORY-BUILT STRUCTURE;

27           (V) ALLOWING THE DIVISION TO CONTRACT FOR THIRD-PARTY



1 REVIEW AND APPROVAL OF A FINAL DESIGN AND CONSTRUCTION PLAN FOR  
2 A FACTORY-BUILT STRUCTURE ON BEHALF OF THE DIVISION;

3 (VI) ALLOWING THE DIVISION TO CREATE A PROCESS FOR VETTING  
4 AND APPROVING THE ABILITY OF A THIRD PARTY TO REVIEW AND APPROVE  
5 A FINAL DESIGN AND CONSTRUCTION PLAN FOR A FACTORY-BUILT  
6 STRUCTURE ON BEHALF OF THE DIVISION; AND

7 (VII) REQUIRING THE DIVISION TO CAUSE AN AUDIT TO BE  
8 PERFORMED ON A THIRD PARTY THAT REVIEWS AND APPROVES DESIGN AND  
9 CONSTRUCTION PLANS, ON A THIRD PARTY THAT CONDUCTS INSPECTIONS  
10 ON ITS BEHALF, OF CONTRACTS OF SELLERS TO VERIFY COMPLIANCE, AND  
11 TO ENSURE PROTECTION OF DOWN PAYMENTS MADE BY PURCHASERS THAT  
12 ARE RETAINED BY THE SELLER OR MANUFACTURER.

13 **SECTION 7. In Colorado Revised Statutes, 24-32-3305, amend**  
14 **(3)(a) introductory portion, (3)(a)(III), (3)(a)(V), (3)(a)(VI),**  
15 **(3)(a)(VIII), (3)(a)(IX), and (3)(a)(X); add (3)(a)(XII), (3)(a)(XIII),**  
16 **(3)(a)(XIV), (3)(a)(XV), (3)(a)(XVI), (3)(c), (3)(d), (3)(e),**  
17 **and (4); and repeal (3)(a)(IV), (3)(a)(VII), and (3.3) as follows:**

18 **24-32-3305. Rules - advisory committee - enforcement -**  
19 **regional building codes - study.** (3) (a) Except when adopting an energy  
20 code pursuant to subsection (3.5) of this section, the board must consult  
21 with and obtain the advice of an advisory committee on factory-built  
22 structures and tiny homes in the drafting and promulgation of rules. The  
23 committee consists of fifteen NINETEEN members appointed by the  
24 division from the following professional and technical disciplines:

25 (III) ~~Three~~ FOUR from building code enforcement, REPRESENTING  
26 A LOCAL BUILDING DEPARTMENT FROM EACH OF THE FOLLOWING CLIMATE  
27 ZONES ACROSS THE STATE:

- 1           (A) ONE FROM CLIMATE ZONE 4;  
2           (B) ONE FROM CLIMATE ZONE 5;  
3           (C) ONE FROM CLIMATE ZONE 6; AND  
4           (D) ONE FROM CLIMATE ZONE 7;  
5           (IV) One from mechanical engineering or contracting;  
6           (V) One from electrical engineering or contracting LICENSED  
7           ELECTRICIAN WHO MAY BE EMPLOYED BY THE DEPARTMENT OF  
8           REGULATORY AGENCIES;  
9           (VI) One from the plumbing industry LICENSED PLUMBER WHO  
10           MAY BE EMPLOYED BY THE DEPARTMENT OF REGULATORY AGENCIES;  
11           (VII) One from the construction design or producer industry  
12           (VIII) Two THREE from manufactured housing FACTORY-BUILT  
13           STRUCTURE CONSTRUCTION REPRESENTING THE FOLLOWING OCCUPANCY  
14           CLASSIFICATIONS:  
15           (A) ONE FROM THE INTERNATIONAL RESIDENTIAL CODE FOR ONE-  
16           AND TWO-FAMILY DWELLINGS;  
17           (B) ONE FROM THE INTERNATIONAL BUILDING CODE FOR  
18           RESIDENTIAL STRUCTURES; AND  
19           (C) ONE FROM THE INTERNATIONAL BUILDING CODE FOR FACTORY  
20           AND INDUSTRIAL STRUCTURES;  
21           (IX) Two ONE from the tiny home industry;  
22           (X) One from energy conservation; and  
23           (XII) ONE DEVELOPER SPECIALIZING IN THE USE OF  
24           FACTORY-BUILT STRUCTURES IN PROJECTS;  
25           (XIII) ONE FROM CLIMATE RESILIENCY;  
26           (XIV) ONE REGISTERED INSTALLER;  
27           (XV) ONE REGISTERED SELLER; AND

1           (XVI) ONE INDIVIDUAL REPRESENTING EMERGENCY SERVICES OR  
2           MANAGEMENT.

3           (c) (I) THE ADVISORY COMMITTEE SHALL DEVELOP REGIONAL  
4           BUILDING CODES ACCOUNTING FOR LOCAL CLIMATIC AND GEOGRAPHIC  
5           CONDITIONS AND FIRE SUPPRESSION ACTIVITIES TO ENSURE SAFETY AND TO  
6           APPLY THE MOST STRINGENT OF THESE REQUIREMENTS FOR THE  
7           CONSTRUCTION AND INSTALLATION OF FACTORY-BUILT STRUCTURES AND  
8           SUBMIT THE RECOMMENDED REGIONAL BUILDING CODES IN THE FORM OF  
9           RECOMMENDED ADMINISTRATIVE RULES FOR CONSIDERATION AND  
10          ADOPTION BY THE BOARD.

11          (II) THE REGIONAL BUILDING CODES SHALL INCLUDE, AT A  
12          MINIMUM, WIND SHEAR, SNOW LOAD, WILDFIRE RISK, THERMAL ZONE,  
13          RADON MITIGATION, OR AUTOMATIC FIRE SPRINKLER SYSTEM  
14          REQUIREMENTS.

15          (d) (I) THE ADVISORY COMMITTEE SHALL DEVELOP  
16          IMPLEMENTATION REQUIREMENTS, INCLUDING THE CONTINUED  
17          AUTHORIZATION OF A LOCAL GOVERNMENT TO PERFORM INSPECTIONS OF  
18          FACTORY-BUILT STRUCTURES ON BEHALF OF THE DIVISION OF HOUSING;  
19          AND

20          (II) THE ADVISORY COMMITTEE SHALL DEVELOP IMPLEMENTATION  
21          REQUIREMENTS, INCLUDING REGISTRATION, RESPONSIBILITY, AND  
22          ACCOUNTABILITY REQUIREMENTS FOR MANUFACTURERS, INSTALLERS,  
23          SELLERS, OR GENERAL CONTRACTORS WHO DEVELOP THE INSTALLATION  
24          SITE OR COMPLETE THE CONSTRUCTION OF FACTORY-BUILT STRUCTURES  
25          AT THE INSTALLATION SITE, INCLUDING OFFERING EDUCATION, TRAINING,  
26          AND CERTIFICATION OPPORTUNITIES, AND SUBMIT THE IMPLEMENTATION  
27          REQUIREMENTS IN THE FORM OF RECOMMENDED ADMINISTRATIVE RULES

1 FOR CONSIDERATION AND ADOPTION BY THE BOARD.

2 (e) DURING THE 2026 LEGISLATIVE SESSION, THE DEPARTMENT OF  
3 LOCAL AFFAIRS SHALL PRESENT THE RECOMMENDATIONS OF THE  
4 ADVISORY COMMITTEE RELATED TO THE DEVELOPMENT OF REGIONAL  
5 BUILDING CODES ACCOUNTING FOR LOCAL CLIMATIC AND GEOGRAPHIC  
6 CONDITIONS AND FIRE SUPPRESSION ACTIVITIES, AND IMPROVED  
7 COORDINATION BETWEEN THE STATE AND LOCAL PERMITTING PROCESS  
8 ONSITE FOR THE CONSTRUCTION AND INSTALLATION OF FACTORY-BUILT  
9 STRUCTURES, TO THE SENATE LOCAL GOVERNMENT AND HOUSING  
10 COMMITTEE AND THE HOUSE TRANSPORTATION, HOUSING, AND LOCAL  
11 GOVERNMENT COMMITTEE PRIOR TO CONSIDERATION AND ADOPTION BY  
12 THE STATE HOUSING BOARD. THE DEPARTMENT OF LOCAL AFFAIRS SHALL  
13 REPORT ON THE OUTCOMES AS PART OF ITS 2031 "SMART ACT" HEARING.

14 (3.3) The department shall create for factory-built structures,  
15 including those that would be considered accessory dwelling units, model  
16 public safety code requirements related to geographic or climatic  
17 conditions, such as weight restrictions for roof snow loads, wind shear  
18 factors, or wildfire risk, for local governments to consider and adopt  
19 pursuant to section 24-32-3318 (2)(a).

20 (4) ANY FUTURE STATEWIDE ADOPTED CODES CONTEMPLATED IN  
21 STATUTE MUST BE VETTED THROUGH THE ADVISORY COMMITTEE FOR  
22 CONSIDERATION FOR ADOPTION BY THE BOARD.

23 **SECTION 8.** In Colorado Revised Statutes, 30-28-115, **amend**  
24 (3)(b)(I) introductory portion, (3)(b)(I)(A), (3)(b)(I)(B), (3)(b)(II), and  
25 (3)(b)(III); and **add** (3)(b)(I.5) and (3)(b)(V) as follows:

26 **30-28-115. Public welfare to be promoted - legislative**  
27 **declaration - construction - definition.** (3) (b) (I) No county may have

1 or enact zoning regulations, subdivision regulations, or any other  
2 regulation affecting development, which exclude or have the effect of  
3 excluding homes OR STRUCTURES from the county that are:

4 (A) ~~Homes~~ FACTORY-BUILT STRUCTURES, AS DEFINED IN SECTION  
5 24-32-3302 (11) AND certified by the division of housing created in  
6 section 24-32-704 or a party authorized to act on its behalf;

7 (B) MANUFACTURED homes certified by the United States  
8 department of housing and urban development through its office of  
9 manufactured housing programs, a successor agency, or a party  
10 authorized to act on its behalf; or

11 (I.5) A COUNTY SHALL NOT IMPOSE MORE RESTRICTIVE  
12 STANDARDS ON FACTORY-BUILT STRUCTURES == THAN THOSE THE COUNTY  
13 APPLIES TO SITE-BUILT HOMES IN THE SAME RESIDENTIAL ZONES. AS USED  
14 IN THIS SUBSECTION (3)(b)(I.5), "RESTRICTIVE STANDARDS" MEANS  
15 ZONING REGULATIONS, SUBDIVISION REGULATIONS, AND ANY OTHER  
16 REGULATION AFFECTING DEVELOPMENT, INCLUDING STANDARDS RELATED  
17 TO:

18 (A) HOME SIZE OR SECTIONAL REQUIREMENTS;

19 (B) IMPROVEMENT LOCATION;

20 (C) MINIMUM FLOOR SPACE;

21 (D) PERMANENT FOUNDATIONS;

22 (E) SETBACK STANDARDS; AND

23 (F) SIDE-YARD STANDARDS.

24 (II) Nothing in this subsection (3) ~~shall prevent~~ PREVENTS a  
25 county from enacting any zoning, developmental, use, aesthetic, or  
26 historical standard, including, but not limited to, requirements relating to  
27 permanent foundations, minimum floor space, unit size or sectional

1 requirements, and improvement location, side yard, and setback standards  
2 to the extent that such standards or requirements are applicable to existing  
3 HOUSING OR STRUCTURES or new SITE-BUILT housing within the specific  
4 use district of the county.

5 (III) Nothing in this subsection (3) ~~shall preclude~~ PRECLUDES any  
6 county from enacting county building code provisions for unique public  
7 safety requirements such as snow load roof, wind shear, WILDFIRE RISK,  
8 and energy conservation factors, unless ~~the home is~~ IT IS A  
9 FACTORY-BUILT STRUCTURE certified by the division of housing created  
10 in section 24-32-704 or a party authorized to act on its behalf or A  
11 MANUFACTURED HOME CERTIFIED BY the United States department of  
12 housing and urban development through its office of manufactured  
13 housing programs, a successor agency, or a party authorized to act on its  
14 behalf. A county must comply with ~~section 24-32-3318 when enacting~~  
15 ~~building code provisions for a manufactured home as defined in section~~  
16 ~~24-32-3302 (20)~~ THE REQUIREMENTS ESTABLISHED BY THE DIVISION OF  
17 HOUSING FOR FACTORY-BUILT STRUCTURES AND THE UNITED STATES  
18 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR  
19 MANUFACTURED HOMES.

20 (V) A COUNTY MAY NOT ENACT OR ENFORCE A ZONING  
21 REGULATION, SUBDIVISION REGULATION, OR ANY OTHER REGULATION,  
22 ORDINANCE, OR LAW AFFECTING THE INSTALLATION OR CONSTRUCTION OF  
23 A FACTORY-BUILT STRUCTURE THAT IS MORE STRINGENT THAN A  
24 REGULATION, ORDINANCE, OR LAW THAT APPLIES TO OTHER TYPES OF  
25 CONSTRUCTION.

26 **SECTION 9.** In Colorado Revised Statutes, 31-23-301, **amend**  
27 (5)(b)(I) introductory portion, (5)(b)(I)(A), (5)(b)(I)(B), (5)(b)(II), and

1 (5)(b)(III); and **add** (5)(b)(I.5) and (6) as follows:

2 **31-23-301. Grant of power - definition.** (5) (b) (I) No  
3 municipality may have or enact zoning regulations, subdivision  
4 regulations, or any other regulation affecting development that exclude  
5 or have the effect of excluding homes OR STRUCTURES from the  
6 municipality that are:

7 (A) ~~Homes~~ FACTORY-BUILT STRUCTURES, AS DEFINED IN SECTION  
8 24-32-3302 (11) AND certified by the division of housing created in  
9 section 24-32-704 or a party authorized to act on its behalf;

10 (B) MANUFACTURED homes certified by the United States  
11 department of housing and urban development through its office of  
12 manufactured housing programs, a successor agency, or a party  
13 authorized to act on its behalf; or

14 (I.5) A MUNICIPALITY SHALL NOT IMPOSE MORE RESTRICTIVE  
15 STANDARDS ON FACTORY-BUILT STRUCTURES ===== THAN THOSE THE  
16 MUNICIPALITY APPLIES TO SITE-BUILT HOMES IN THE SAME RESIDENTIAL  
17 ZONES. AS USED IN THIS SUBSECTION (5)(b)(I.5), "RESTRICTIVE  
18 STANDARDS" MEANS ZONING REGULATIONS, SUBDIVISION REGULATIONS,  
19 AND ANY OTHER REGULATION AFFECTING DEVELOPMENT, INCLUDING  
20 STANDARDS RELATED TO:

21 (A) HOME SIZE OR SECTIONAL REQUIREMENTS;

22 (B) IMPROVEMENT LOCATION;

23 (C) MINIMUM FLOOR SPACE;

24 (D) PERMANENT FOUNDATIONS;

25 (E) SETBACK STANDARDS; AND

26 (F) SIDE-YARD STANDARDS.

27 (II) Nothing in this subsection (5) ~~shall prevent~~ PREVENTS a

1 municipality from enacting any zoning, developmental, use, aesthetic, or  
2 historical standard, including, but not limited to, requirements relating to  
3 permanent foundations, minimum floor space, unit size or sectional  
4 requirements, and improvement location, side yard, and setback standards  
5 to the extent that such standards or requirements are applicable to existing  
6 HOUSING OR STRUCTURES or new SITE-BUILT housing within the specific  
7 use district of the municipality.

8 (III) Nothing in this subsection (5) ~~shall preclude~~ PRECLUDES any  
9 municipality from enacting municipal building code provisions for unique  
10 public safety requirements such as snow load roof, wind shear, WILDFIRE  
11 RISK, and energy conservation factors, unless ~~the home is~~ IT IS A  
12 FACTORY-BUILT STRUCTURE certified by the division of housing created  
13 in section 24-32-704 or a party authorized to act on its behalf OR A  
14 MANUFACTURED HOME CERTIFIED BY the United States department of  
15 housing and urban development through its office of manufactured  
16 housing programs, a successor agency, or a party authorized to act on its  
17 behalf. A municipality must comply with section 24-32-3318 when  
18 enacting building code provisions for a manufactured home as defined in  
19 section 24-32-3302 (20) REGULATED BY THE UNITED STATES  
20 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND IT MUST ALSO  
21 COMPLY WITH THE REQUIREMENTS ESTABLISHED BY THE DIVISION OF  
22 HOUSING FOR FACTORY-BUILT STRUCTURES.

23 (6) A MUNICIPALITY MAY NOT ENACT OR ENFORCE A ZONING  
24 REGULATION, SUBDIVISION REGULATION, OR ANY OTHER REGULATION,  
25 ORDINANCE, OR LAW AFFECTING THE INSTALLATION OR CONSTRUCTION OF  
26 A FACTORY-BUILT STRUCTURE THAT IS MORE STRINGENT THAN A  
27 REGULATION, ORDINANCE, OR LAW THAT APPLIES TO OTHER TYPES OF



1     CONSTRUCTION.

2             **SECTION 10.** In Colorado Revised Statutes, 24-32-3309, **amend**  
3     (1)(b)(II) and (1)(b)(III); and **add** (1)(b)(IV) as follows:

4             **24-32-3309. Fees - building regulation fund - rules.**

5     (1) (b) Notwithstanding any provision of this section to the contrary:

6             (II) On April 1, 2015, the state treasurer must deduct three  
7     hundred thousand dollars from the general fund and transfer such sum to  
8     the fund; ~~and~~

9             (III) On July 1, 2016, the state treasurer must deduct two hundred  
10    thousand dollars from the general fund and transfer such sum to the fund;

11    AND

12            (IV) ON JULY 1, 2025, THE STATE TREASURER SHALL DEDUCT SIX  
13    HUNDRED THOUSAND DOLLARS FROM THE INNOVATIVE HOUSING  
14    INCENTIVE PROGRAM FUND CREATED IN SECTION 24-48.5-132 (5)(a) AND  
15    TRANSFER THE MONEY TO THE FUND.

16            **SECTION 11.** In Colorado Revised Statutes, **repeal 24-32-3310**  
17    as follows:

18            **24-32-3310. Local enforcement.** ~~Nothing in this part 33 may~~  
19    ~~interfere with the right of local governments to enforce local rules~~  
20    ~~governing the installation of factory-built housing pursuant to section~~  
21    ~~24-32-3318 that bear the insignia of approval issued by the division~~  
22    ~~pursuant to section 24-32-3311 (1)(a) if the local rules are not~~  
23    ~~inconsistent with state rules adopted pursuant to section 24-32-3305.~~

24            **SECTION 12.** In Colorado Revised Statutes, 24-32-3311, **amend**  
25    (4); and add (7) as follows:

26            **24-32-3311. Certification of factory-built structures - rules.**

27    (4) A factory-built structure bearing an insignia of approval issued by the

1 division and affixed by the division or an authorized quality assurance  
2 representative pursuant to this part 33 is deemed to be designed and  
3 constructed in compliance with the requirements of all codes and  
4 standards enacted or adopted by the state and accounting for any local  
5 government installation requirements adopted in compliance with sections  
6 24-32-3310 and 24-32-3318 that are applicable to the construction of  
7 factory-built structures, to the extent that the design and construction  
8 relates to work performed in a factory or work on a factory-built structure  
9 that is completed at the installation site as reflected in the approved plans  
10 for the factory-built structure. The determination by the division of the  
11 scope of such approval is final. An insignia of approval affixed to the  
12 factory-built structure does not expire unless the design and construction  
13 of the factory-built structure has been modified from approved plans.

14 (7) (a) THE ADVISORY COMMITTEE SHALL DEVELOP PROCESSES  
15 REQUIRED FOR ELECTRICAL OR PLUMBING CODE COMPLIANCE WHEN  
16 UNDERTAKING OR COMPLETING THE CONSTRUCTION OR INSTALLATION OF  
17 A FACTORY-BUILT STRUCTURE.

18 (b) ANY FUTURE RENOVATION, ALTERATION, OR REPAIR OF THE  
19 FACTORY-BUILT STRUCTURE, INCLUDING ELECTRICAL AND PLUMBING,  
20 THAT IS PROPOSED FOLLOWING THE INSTALLATION AT THE SITE IS SUBJECT  
21 TO ALL CODES AND RULES OF THE APPROPRIATE GOVERNMENTAL  
22 AGENCIES HAVING JURISDICTION OVER THE STRUCTURE AND IS SUBJECT TO  
23 THE JURISDICTION OF THE STATE ELECTRICAL BOARD OR STATE PLUMBING  
24 BOARD AND THE CORRESPONDING PROFESSIONAL PRACTICE ACTS OF THOSE  
25 LICENSED PROFESSIONS.

26 **SECTION 13.** In Colorado Revised Statutes, 24-32-3318, **amend**  
27 **(2)(a); and repeal (1) as follows:**

1           **24-32-3318. Local installation standards preempted.**

2           (1) Except as authorized in section 24-32-3329, a local government shall  
3           not adopt less stringent standards for an installation than those  
4           promulgated by the division. A local government shall not, without  
5           express consent by the division, adopt different standards than the  
6           standards for an installation promulgated by the division.

7           (2) (a) Nothing in this section prohibits a local government from  
8           enacting standards for tiny homes, mobile homes or modular homes  
9           concerning unique public safety requirements related to geographic or  
10          climatic conditions, such as weight restrictions for roof snow loads, wind  
11          shear factors, or wildfire risk, as otherwise permitted by law.

12          **SECTION 14. In Colorado Revised Statutes, 24-75-402, add**  
13          **(5)(III) as follows:**

14          **24-75-402. Cash funds - limit on uncommitted reserves -**  
15          **reduction in the amount of fees - exclusions - definitions.**  
16          Notwithstanding any provision of this section to the contrary, the  
17          following cash funds are excluded from the limitations in this section:

18          (III) THE BUILDING REGULATION FUND CREATED IN SECTION  
19          24-32-3309 (1)(a)(III).

20          **SECTION 15. In Colorado Revised Statutes, 24-32-3311, amend**  
21          **(6) as follows:**

22          **24-32-3311. Certification of factory-built structures - rules.**

23          (6) All work at the installation site that is unrelated to the installation of  
24          a factory-built structure or unrelated to completing construction of a  
25          factory-built structure at the installation site as reflected in the approved  
26          plans for the factory-built structure, including additions, modifications,  
27          and repairs to a factory-built structure, SUCH AS A FOUNDATION SYSTEM

1 AND ANY ABOVE-GRADE SITE-BUILT COMPONENT THAT IS CONNECTED TO  
2 THE FACTORY-BUILT STRUCTURE LIKE A GARAGE OR DECK, is subject to  
3 applicable local government rules.

4 **SECTION 16.** In Colorado Revised Statutes, 24-32-3315, **amend**  
5 (3), (4), and (5) as follows:

6 **24-32-3315. Installers of manufactured homes and tiny homes**  
7 **- registration - fees - educational requirements - rules.** (3) A person  
8 applying for registration or certification as an installer OR ON BEHALF OF  
9 A BUSINESS ENTITY TO PERFORM INSTALLATIONS, whether an initial or  
10 renewal application, must submit the application on a form provided by  
11 the division and verified by a declaration dated and signed by the  
12 applicant under penalty of perjury. The application must contain, in  
13 addition to any other information the division may reasonably require, the  
14 name, address, ~~e-mail~~ EMAIL address, and telephone number of the  
15 applicant. The division shall make the application and declaration  
16 available for public inspection.

17 (4) In order to be registered initially as an installer OR TO HAVE A  
18 BUSINESS ENTITY REGISTERED TO PERFORM INSTALLATIONS, an applicant  
19 must:

20 (5) A registration issued pursuant to this section is valid for one  
21 year from the date of issuance and cannot be transferred or assigned to  
22 another person OR BUSINESS ENTITY. The amount of the registration fee  
23 must be no more than two hundred fifty dollars. If any of the application  
24 information for the registered installer changes after the issuance of a  
25 registration, the registered installer must notify the division in writing  
26 within thirty days from the date of the change. The division may suspend,  
27 revoke, or deny renewal of a registration if the registered installer fails to

1 notify the division of any change in the application.

2 **SECTION 17. Appropriation.** For the 2025-26 state fiscal year,  
3 \$277,264 is appropriated to the department of local affairs for use by the  
4 division of housing. This appropriation is from the building regulation  
5 fund created in section 24-32-3309 (1)(a)(III), C.R.S., and is based on an  
6 assumption that the division will require an additional 1.0 FTE. To  
7 implement this act, the division may use this appropriation for  
8 manufactured buildings program.

9 **SECTION 18. Safety clause.** The general assembly finds,  
10 determines, and declares that this act is necessary for the immediate  
11 preservation of the public peace, health, or safety or for appropriations for  
12 the support and maintenance of the departments of the state and state  
13 institutions.