

SAVING YOU MONEY ON HOUSING



Creating More Housing Coloradans Can Afford

Algorithms have increased rent prices across Colorado, and on average, rent has increased by \$136 per month in Denver, which is why we passed legislation to prevent corporate landlords from colluding to drive up rents ([HB25-1004](#)). We reformed Colorado's construction defect laws to incentivize the development of condominiums and townhome units to create more high-quality affordable housing options ([HB25-1272](#)).

Colorado Democrats legalized building small apartment buildings with smart stair construction to reduce costs ([HB25-1273](#)), and lowered regulatory barriers to building low-cost, modular housing ([SB25-002](#)). Another effort will allow the state treasurer to invest up to \$50 million to finance affordable for-sale housing to create homeownership opportunities for low- and moderate-income buyers ([SB25-006](#)).

Protecting Homeowners in HOAs and Metro Districts

Under new legislation, HOA homeowners can benefit from critical safeguards to protect their equity by ensuring better notice, transparency and accountability around HOA foreclosures ([HB25-1043](#)). Colorado Democrats also passed legislation to improve transparency and accountability for metro districts and ensure Coloradans are well-informed about conflict resolution with HOAs that can avoid costly litigation ([HB25-1219](#)).

Strengthening Protections for Renters

Every Coloradan deserves access to safe, stable housing, and Colorado Democrats' new law holds neglectful landlords accountable for side-stepping tenant protection laws ([SB25-020](#)). New protections prevent landlords from charging the family of a deceased tenant early termination fees on their leases ([HB25-1108](#)).

By standardizing transparent pricing upfront on junk fees like 'maintenance fees', 'concierge fees' and other unpopular, surprise fees, Democrats are helping bring down costs and improve consumer protections for Coloradans ([HB25-1090](#)).

Colorado Democrats also passed bills to strengthen protections for Coloradans who receive housing assistance, expand safeguards against unfair housing practices ([HB25-1240](#)) and reduce the cost of applying for housing ([HB25-1236](#)).