



[HB24-1152- Accessory Dwelling Units](#) | Rep. Judy Amabile, Rep. Ron Weinberg, Sen. Kyle Mullica, Sen. Tony Exum

Summary: This is a bipartisan bill that aims to increase the number of accessory dwelling units (ADUs) in Colorado through new requirements, grant programs and limiting permitting restrictions. The bill requires jurisdictions to allow, subject to an administrative approval process, one ADU to a single unit detached dwelling. The bill also prohibits qualifying jurisdictions from enacting or enforcing certain local laws that would restrict the construction or conversion of an accessory dwelling unit.

Committee Hearing: Tuesday, February 27, 2024 @ upon adjournment (3rd bill)

Location: Transportation, Housing, & Local Government, old state library

Chair: Meg Froelich

Position: Support

Testimony:

- Good afternoon, Madam Chair and fellow committee members.
- My name is Drea Modugno, and I am here on behalf of the Denver Metro Chamber of Commerce which represents over 1,000 businesses in the Denver Metro Area.
- Today I am here to share our support for HB1152.
- As our state continues to grapple with a housing and affordability crisis, the Denver Metro Chamber is supportive of solutions that provide Coloradans of all income levels access to diverse, quality options.
- HB1152 seeks to incentivize the construction or conversion of ADUs through grant programs and lowers the barrier to entry by limiting permit restrictions and local laws that would normally prohibit ADU construction.
- The Metro Denver Economic Development Corporation is an affiliate of the Denver Metro Chamber, and it is a regional economic development organization dedicated to attracting new businesses to our region and helping expand existing companies.
- Housing is the top concern that our team hears about when working with companies – will their employees be able to find and afford housing, and whether that challenge will impact their ability to hire the employees they need in our state, are major considerations.
- We believe it will take creativity and dedication to develop the amount of housing needed in Colorado to serve our current and future needs while ensuring that lack of housing does not negatively impact our economic potential as a state.
- The Denver Metro Chamber supports an all of the above approach when it comes to increasing housing in our state.
- While ADUs alone will not solve the problem, they are an important piece of the puzzle and help to move us forward on this critical issue.
- We appreciate the opportunity to share our support on HB1152 today and increasing Colorado's slate of options to combat the housing shortage. Thank you.

Additional notes:

- ADUs help a diverse subset of Colorado's economy – providing access to single-family neighborhoods renters would normally be priced out of and giving homeowners the opportunity to generate an additional, and sometimes crucial, stream of income.
- This is increasingly important as Coloradans are having an increasingly difficult time securing housing near quality jobs.
- ADUs also provide critical options for the disabled community looking to stay close to their support systems or seniors hoping to age in place.