

**First Regular Session
Sixty-third General Assembly
STATE OF COLORADO**

INTRODUCED

LLS NO. 01-0517.01 Kristen Forrester

HOUSE BILL 01-1038

HOUSE SPONSORSHIP

Chavez

SENATE SPONSORSHIP

(None)

House Committees

State, Veterans, & Military Affairs

Senate Committees

A BILL FOR AN ACT

101 **CONCERNING THE CLARIFICATION THAT RENT CONTROL LIMITATIONS**
102 **ON PRIVATE RESIDENTIAL HOUSING UNITS DO NOT APPLY TO NEW**
103 **CONSTRUCTION PROJECTS.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not necessarily reflect any amendments that may be subsequently adopted.)

Clarifies that the prohibition of rent control imposed on private residential housing units by any state agency, county, or municipality does not apply to the new construction of private residential housing units.

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

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.

1 **SECTION 1.** 38-12-301, Colorado Revised Statutes, is amended
2 to read:

3 **38-12-301. Control of rents by counties and municipalities**
4 **prohibited.** The general assembly finds and declares that the imposition
5 of rent control on EXISTING private residential housing units is a matter of
6 statewide concern; therefore, no county or municipality may enact any
7 ordinance or resolution which would control rents on EXISTING private
8 residential property. This section is not intended to impair the right of any
9 state agency, county, or municipality TO ENACT RENT CONTROL
10 ORDINANCES OR RULES FOR THE NEW CONSTRUCTION OF PRIVATE
11 RESIDENTIAL HOUSING UNITS OR to manage and control any property in
12 which it has an interest through a housing authority or similar agency.

13 **SECTION 2. Effective date.** This act shall take effect at 12:01
14 a.m. on the day following the expiration of the ninety-day period after
15 final adjournment of the general assembly that is allowed for submitting
16 a referendum petition pursuant to article V, section 1 (3) of the state
17 constitution; except that, if a referendum petition is filed against this act
18 or an item, section, or part of this act within such period, then the act,
19 item, section, or part, if approved by the people, shall take effect on the
20 date of the official declaration of the vote thereon by proclamation of the
21 governor.