

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

**REENGROSSED**

*This Version Includes All Amendments  
Adopted in the House of Introduction*

LLS NO. 01-0441.01 Gregg Fraser

**SENATE BILL 01-031**

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**SENATE SPONSORSHIP**

**Tate**, and Dyer (Durango)

**HOUSE SPONSORSHIP**

**Alexander**, and Grossman

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**Senate Committees**  
Business, Labor, and Finance

**House Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING PRIVATELY OWNED RENT-CONTROLLED HOUSING.**

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**Bill Summary**

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

Specifies that the state rent control statute shall not be construed to:

- Prohibit a property owner from offering or providing rent-controlled housing in order to furnish affordable housing as a condition for approval of a land development; or
- Restrict the right of a property owner or governmental entity to enter into and enforce a contract with specified

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.*

SENATE  
3rd Reading Unamended  
February 21, 2001

SENATE  
Amended 2nd Reading  
February 20, 2001

governmental entities to control rents on private residential housing.

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

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

4 **38-12-301. Control of rents by counties and municipalities**  
5 **prohibited.** The general assembly finds and declares that the imposition  
6 of rent control on private residential housing units is a matter of statewide  
7 concern; therefore, no county or municipality may enact any ordinance or  
8 resolution ~~which~~ THAT would control rents on private residential ~~property~~  
9 HOUSING; EXCEPT THAT NOTHING IN THIS SECTION IS INTENDED OR SHALL  
10 BE CONSTRUED TO PROHIBIT A PROPERTY OWNER FROM OFFERING OR  
11 PROVIDING RENT-CONTROLLED HOUSING UNITS IN ORDER TO FURNISH  
12 AFFORDABLE HOUSING \_\_\_\_\_ OR TO RESTRICT THE RIGHT OF  
13 ANY PROPERTY OWNER AND ANY STATE AGENCY, COUNTY, MUNICIPALITY,  
14 OR HOUSING AUTHORITY TO ENTER INTO AND TO ENFORCE CONTRACTS TO  
15 CONTROL RENTS ON PRIVATE RESIDENTIAL HOUSING. This section is not  
16 intended to impair the right of any state agency, county, or municipality  
17 to manage and control any property in which it has an interest through a  
18 housing authority or similar agency.

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

- 1 date of the official declaration of the vote thereon by proclamation of the
- 2 governor.