

## LWVCO Supports Local Control of Rents (HB23-1115)

Rent prices have soared in Colorado and many Coloradans are severely burdened by their housing rental costs. There are over 700,000 renter households in Colorado, which represents 35% of all households in Colorado . According to the sponsors of this bill, “housing costs have increased statewide by approximately 92% since 2001.” Currently, Colorado does not have any laws that can limit how much rent can increase each year.

### What Does HB23-1115 (Local Control of Rents) Do?

HB23-1115 repeals an existing statewide law that prohibits a local government from enacting laws that control rent on private residential real property, or private residential housing. If passed, this bill gives local governments the authority to choose to adopt local ordinances or regulations to stabilize rent prices. There is no fiscal impact from this bill.

HB23-1115 does **NOT enact** a statewide rent control or rent stabilization; **nor** does it **create** any new local government mandates or change expenditures or revenue of any state agency or local government.

HB23-1115 was introduced into the House Transportation, Housing & Local Government Committee and has a hearing on Wednesday, February 15. It is sponsored by Rep. Javier Mabrey (Denver and Jefferson Counties), Rep. Elizabeth Velasco (Eagle, Garfield, and Pitkin Counties), and Sen. Robert Rodriguez (Arapahoe, Denver, and Jefferson Counties). At least 20 representatives from across the state have signed on as sponsors.

### A Brief History

Colorado lawmakers prohibited rent regulation statewide in 1981 after an effort to implement rent control in Boulder<sup>1</sup>. In 2019 the LWVCO supported a bill to repeal this prohibition, but the bill did not pass<sup>2</sup>. In 2021 the LWVCO supported a bill that gave local governments limited power over rent prices for new construction<sup>3</sup>. Last year a provision to stabilize lot rent prices in Colorado’s manufactured home communities was removed from a broader bill due to a veto threat from Gov. Polis<sup>4</sup>.

## **LWVCO Housing Position**

The LWVCO supports policies to provide a decent home and a suitable living environment for every person.

## **Through the JEDI Lens**

Justice, Equity, Diversity, and Inclusion (JEDI) are served when local communities and their governmental authorities can adopt regulations that benefit their communities.

## **Advocating for Underrepresented Communities**

The cost of housing is having a big impact in Colorado, and especially for lower-income and underrepresented communities. For example, the Colorado Immigrant Rights Coalition (CIRC) has identified “Safe and Accessible Housing for All” as a top priority, statewide. They support this bill as one tool of several in accomplishing this goal.

## **REFERENCES**

<sup>1</sup> <https://lawreview.colorado.edu/printed/let-cities-decide-end-colorados-prohibition-on-rent-regulation/>

<sup>2</sup> <https://leg.colorado.gov/bills/sb19-225>

<sup>3</sup> <https://leg.colorado.gov/bills/hb21-1117>

<sup>4</sup> <https://leg.colorado.gov/bills/hb22-1287>

## **Additional Data and Demographics Resources**

<https://nlihc.org/oor/state/co> [https://nlihc.org/sites/default/files/oor/Colorado\\_2022\\_OOR.pdf](https://nlihc.org/sites/default/files/oor/Colorado_2022_OOR.pdf)

<https://nlihc.org/gap/state/co>

<https://cdola.colorado.gov/sites/dola/files/documents/HUD%20AMI%20Table%202022.pdf>