

Summary of Legislation

2026



Housing

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The General Assembly considered several measures related to housing during the 2026 legislative session, including bills that affect landlords and tenants, state housing programs, and accessibility.

Landlords and Tenants

[House Bill 26-1196](#) establishes requirements for how landlords manage tenants' personal information. Landlords must include the following information in all rental applications:

- a notice detailing the information and data the landlord will attempt to access when conducting a tenant screening;
- a general description of the factors the landlord will consider when evaluating a rental application; and
- an indication of whether the landlord uses a third-party screening service, and if so, the name of the service.

The bill also requires that landlords comply with court rules governing the protection of personal identifying information in eviction filings and redact any personal identifying information in submitted documents that may become publicly accessible.

[House Bill 26-1013](#) authorizes landlords to implement a ratio utility billing system for their tenants if:

- the total amount billed to all tenants does not exceed the total amount charged by the utility provider;
- no fee or surcharge in excess of the actual utility charges is billed to the tenant;
- utility costs for common areas or shared facilities are excluded from tenant charges; and
- the method of allocation is clearly communicated as part of the rental agreement.

State Housing Programs

[House Bill 26-1202](#) allows local governments to form multijurisdictional homelessness response authorities to implement regional strategies to reduce homelessness.

The bill also requires the Department of Local Affairs (DOLA) to present a proposal for the development of a statewide strategy on homelessness prevention and resolution as a part of the department's SMART Act hearing in January 2027.

[Senate Bill 26-053](#) expands eligibility for mortgage loans administered by the Colorado Housing and Finance Authority to

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all law enforcement officers and first responders.

Housing Developments

[House Bill 26-1001](#) requires local governments to allow residential development on qualifying properties owned by certain non-profit organizations, school districts, state colleges or universities, and certain other organizations.

Accessibility

[House Bill 26-1045](#) establishes rules regarding reasonable accommodations for assistance animals in housing and clarifies that assistance animals include both emotional support animals and service animals.

Allowing an assistance animal is presumed to be a reasonable accommodation if the housing provider has had the opportunity to engage in an interactive process with the requester. Housing providers may request reasonable documentation to support an individual's claim of disability and may also consider documented instances where an assistance animal has posed a direct threat to health, safety, or property.

[Senate Bill 26-109](#) updates building codes standards by:

- clarifying that the intent of standards for accessible housing is to serve persons with non-ambulatory and semi-ambulatory disabilities;

- permitting enforcing agencies to develop alternative methods for resolving accessible housing disputes; and
- requiring covered developers to create an implementation plan to deliver accessible units.

Mobile Home Parks

[House Bill 26-1224](#) modifies certain mobile home park regulations.

Managers of mobile home parks may terminate a resident's tenancy if the resident fails to comply with local and state laws relating to mobile homes. The bill requires that a final order regarding the violation of a state or local law be issued by the relevant government agency before a landlord pursues termination of a tenancy.

The bill also adds numerous notice requirements for landlords of mobile home parks including, but not limited to:

- notifying residents within 14 days of receiving a prohibition on rent increases;
- sending certain intent to sell and intent to change land use notices to the relevant municipal or county clerk; and
- requiring a landlord to include a statement containing specific information, upon request, in intent to sell notices sent to residents.

The bill also limits the amount landlords can charge residents for the landlord's annual registration fee with DOLA to either \$17 or half the registration fee, whichever is less.