



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado’s Legislature

SB 26-109: BUILDING CODE ACCESSIBILITY

Prime Sponsors:

Sen. Exum; Cutter
Rep. Joseph; Ricks

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Version: Initial Fiscal Note

Date: February 24, 2026

Fiscal note status: The fiscal note reflects the introduced bill.

Summary Information

Overview. The bill makes technical changes to standards for accessible housing.

Types of impacts. The bill has no fiscal impact on state or local government.

Appropriations. No appropriation is required.

**Table 1
State Fiscal Impacts**

Type of Impact	Budget Year FY 2026-27	Out Year FY 2027-28
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

Summary of Legislation

The bill makes the following updates to building code standards:

- repeals the definition of “ground story level” and adds a new definition about “accessible story” and related terms;
- updates and clarifies definitions that reference the International Code Council standards;
- clarifies the intent and purpose of the standards for accessible housing law is to serve persons with non-ambulatory and semi-ambulatory disabilities;
- permits enforcing agencies to develop alternative methods for resolving accessible housing law disputes; and,
- requires covered developers to create an implementation plan to deliver accessible units.

Assessment of No Fiscal Impact

The bill updates statute to codify current practices and eliminate outdated language. This results in no change to state or local government revenue or expenditures. For this reason, the bill is assessed as having no fiscal impact.

Effective Date

The bill takes effect upon signature of the Governor, or upon becoming law without his signature.

State and Local Government Contacts

Counties

Municipalities

Law

Personnel

Local Affairs

The revenue and expenditure impacts in this fiscal note represent changes from current law under the bill for each fiscal year. For additional information about fiscal notes, please visit the [General Assembly website](#).