

Senate Local Government & Housing

04/23/2026 01:30 PM

HB26-1114 Allowed Minimum Lot Size for Subject Jurisdictions

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Juanita Lala Against themselves	<p>Our family has owned a piece of property for close to 58 years. It's a residential area with many private homes. This area doesn't have side walks or sewer lines for residents ever. Everybody in our area voted against rezoning with signs in front yard to vote "YES" to stop rezoning by private Corporations. Tax Paying citizens want to keep the right to vote for what is happening in the City Of Lakewood. I have a neighbor at 5455 West Virginia. It is a 501 charity for the past 10 years. It is a business operation with several people from foreign countries. Angelique Village has bought two properties on the block increasing area property taxes. They just sold the house to a corporation. It wants to build more places for people from Islamic countries, South America, Puerto Rico, Africa, and other places. Incident#LK23033787 house has over 17 people living in it according to a police report. This corporation ran business has disrupted the area with too many people, crime, parking problems, 29 police reports reported. One incident# LK20013159 involved with MS 13 gang member from Aurora. This corporation wants buy the block. House on corner of Sheridan and Virginia Ave has several people there also. I see gulf cart vehicle, bringing Trash from that house three times in one day to angelic village. I don't know how many people live there. I have photos of that also. Voters in Lakewood voted against rezoning by landslide. People in Lakewood want to keep their vote where they live. If you need Photos or police reports, I have access to them for proof. Other neighbors can submit information as proof at request.</p> <p>Lakewood needs more Law Enforcement for all the crime per capita now. Drugs and homelessness in Lakewood is high. Children are being affected by all the drugs here. They keep selling drugs and want to build rehab homes of vicious cycle. Air quality has decreased for children and seniors with all the traffic and congestion. Lakewood</p>

	<p>streets are not ready for another population growth. Property taxes will go higher with next valuation with more building in residential areas. Water is a restricted, expensive commodity. Electricity increases will continue. California property taxes are outrageous. That is what will happen in Colorado with rezoning. Colorado citizens want their vote to decide the future where they live and raise their families. Thank you for reading this testimony. Have a good day.</p>
<p>JODY NICKERSON Against themselves</p>	<p>Members of the committee,</p> <p>I urge you to reconsider House Bill 26-1114. While the intention to address housing affordability is commendable, this bill imposes a one-size-fits-all minimum lot size of 2,000 square feet for single-family homes across Colorado, stripping local communities of their ability to shape their neighborhoods according to their unique needs.</p> <p>Local governments have long been responsible for balancing growth, infrastructure, and quality of life. By mandating a statewide minimum, this bill undermines local control and ignores the diverse realities of Colorado’s cities and towns. What works in Denver may not work in Durango, and this bill risks eroding the character and stability of established neighborhoods.</p> <p>Reducing lot sizes could strain existing infrastructure—roads, water, sewage, and public services—without guaranteeing that communities have the resources to keep up. The bill allows for some exemptions and retains certain safety standards, but it does not address the cumulative impact of denser development on traffic, schools, and public safety. The promise of affordability is not a guaranteed.</p> <p>Voters by 65% repealed this same issue in Lakewood this month. There are other cities that this has also been addressed. Bringing this forward would cause utter chaos and expense to our communities. Let alone the costs associated with such demands.</p> <p>Furthermore, the bill’s timeline—requiring compliance by October 2031—may force rushed changes and create confusion for local planners and residents. The Colorado Starter Home Initiative’s zoning template is helpful, but it cannot replace the</p>

	<p>nuanced, community-driven planning that has served Colorado well for generations.</p> <p>In summary, House Bill 26-1114 sacrifices local autonomy and risks unintended consequences for the sake of a statewide mandate. I urge you to protect the right of communities to make decisions that best serve their residents, and to pursue affordability through collaboration, not imposition.</p>
<p>Ryan Dwiggin Against City of Centennial</p>	<p>I am writing to express opposition to HB26-1114.</p> <p>HB26-1114 imposes a one-size-fits-all standard that overrides the role of local planning departments, local government staff, and local elected officials. These groups know their neighborhood characteristics, community visions, infrastructure limitations, and environmental risks. Further, many residents choose where to live because of the uniqueness of the residential areas. Infrastructure continues to be a topic of concern for many in the state, with supply for water and electricity becoming more strained and longer lead times.</p> <p>While I understand the need for more housing, I believe those decisions are best made at the local government level to be tailored to each jurisdiction’s needs, development patters, and long-term community goals captured in their respective comprehensive plans. Before my time on council, I was a member of the Centennial Planning & Zoning Commission and saw the thoughtfulness and public outreach needed to develop and update long-range planning, public input in proposed developments, and developing and implementing best practices in shortening our review times and making it more straightforward for the development community. The complexity of the proposed bill would hinder many of the actions taken by local governments to make progress on housing development.</p> <p>Thank you for your consideration.</p> <p>Ryan Dwiggin</p>

	Centennial Council Member District 3
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Testimony on HB26-1114

Submitted by the City Council of the City of Golden, Colorado

Thank you for the opportunity for input. The City Council of the City of Golden had concerns with the following:

HB26-1114 Section 29-35-503.

(1) ON OR AFTER OCTOBER 1, 2031, A SUBJECT JURISDICTION SHALL NOT REQUIRE:

(b) MINIMUM LOT FRONTAGE, SETBACKS, OPEN SPACE, OR MAXIMUM LOT COVERAGE DIMENSIONS THAT HAVE THE PRACTICAL EFFECT OF PREVENTING THE CONSTRUCTION OF A SINGLE FAMILY HOME ON A LOT THAT HAS AN AREA OF TWO THOUSAND SQUARE FEET AND THAT HAS A RESIDENTIAL USE LIMITED TO A SINGLE FAMILY HOME.

Local Context

For context, many of the City's oldest plats use 50' x 140' lot dimensions, resulting in a standard lot area of approximately 7,000 square feet. In more suburban areas without alleys, side setbacks are typically 5 feet on each side. In other areas, the City applies contextual setbacks—10 feet on the south, southeast, or southwest side and 5 feet on the north side—to encourage solar exposure.

The City does allow a cottage-form housing type in R-2 and R-3 zones with a minimum lot frontage of 25 feet. However, the bill as written invites several unintended and negative consequences.

A core principle of subdivision regulations is to avoid creating unbuildable lots. Council is concerned that this bill allows just that. Further, the near-required approval of lot splits limits the City's ability to mitigate negative externalities and address safety considerations related to Golden's unique context, topography, and hillsides.

Minimum Lot Frontage

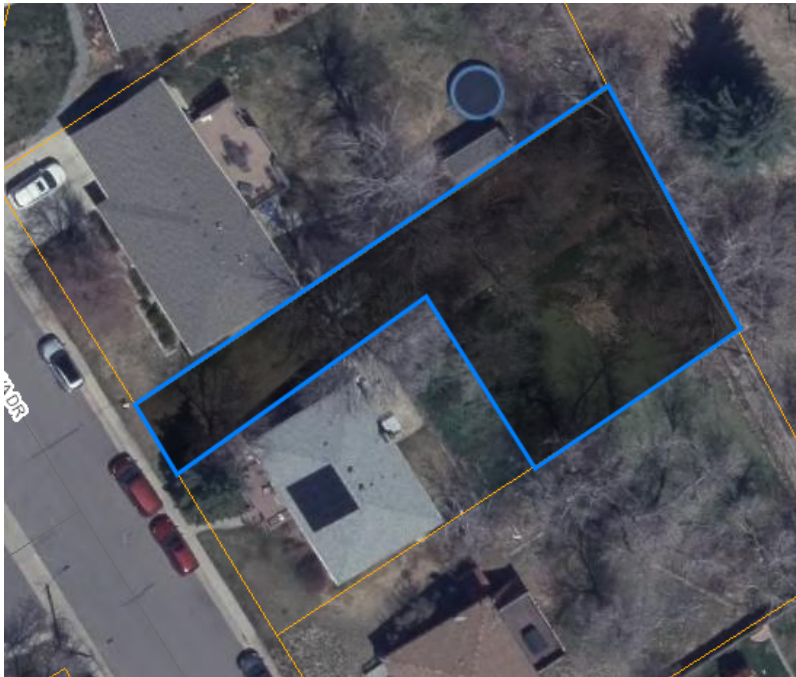
The prohibition for requiring minimum lot frontages presents several issues.

1. The bill seems to allow the creation of a new lot with zero frontage.

Per the bills, it appears City staff would have to approve a lot-split with no street or alley frontage. The City has provisions to allow a 'flag lot' where there is 20' frontage on the street with access to the wider rear lot. However, the bills would appear to require approval of a lot without any frontage.



2. Minimum frontage requirements are necessary for flag lots.
A flag lot starts small at the street before eventually meeting the minimum lot width in the rear as shown.



The bills would require approval of a narrow “lot” as long as it is more than 2,000 sq. ft.



Setbacks:

Minimum setbacks often align with building code requirements for distance from property lines. Structures located less than 5 feet from a property line typically require higher fire-resistance ratings, limited openings, and other safety measures.

Setbacks also serve important functions related to sight-distance triangles, particularly on corner lots, and overall building placement and neighborhood compatibility.

Under the bill, the inability to establish minimum setbacks could:

- Render existing homes non-compliant with building code and current setback requirements after a lot split
- Allow structures to be built directly adjacent to sidewalks
- Reduce the City's ability to ensure safe and functional site design



As noted, Golden’s typical lot width is 50 feet. If buildings comply with a 5-foot setback on each side, the resulting buildable width is approximately 40 feet. However, smaller lots created under the bill could result in significantly narrower building envelopes.

For reference, a standard parking space is approximately 9 feet wide. The bill could require approval of lots that only accommodate structures of similar width, raising practical concerns about habitability and design feasibility.

Conclusion

The City Council of the City of Golden respectfully requests a NO vote on HB26-1114 to ensure that local governments retain the ability to:

- Prevent the creation of unbuildable or unsafe lots
- Maintain minimum frontage standards necessary for access
- Apply setbacks that align with building and fire safety codes
- Address site-specific conditions such as topography and hillside development

Thank you for your consideration.



City of
Golden

911 10TH ST. GOLDEN, CO 80401
TEL: 303-384-8000
FAX: 303-384-8001
WWW.CITYOFGOLDEN.NET

4/10/2026

Emily Kurzinski
Gerhard Pfau
City of Golden

RE: Opposition to HB26-1114 – Allowed Minimum Lot Size for Subject Jurisdictions

Dear Committee Members:

On behalf of the City Council of Golden, Colorado, we write to respectfully urge you to vote NO on HB26-1114, “Allowed Minimum Lot Size for Subject Jurisdictions.” This bill would prohibit municipalities from requiring residential parcels used for single-family homes to exceed 2,000 square feet in area, effectively setting a statewide ceiling on local minimum lot size standards. While the City of Golden shares the goal of expanding housing availability with state leadership, this legislation imposes a one-size-fits-all mandate that overrides local planning authority and conflicts directly with the intentional standards that Golden’s local leadership has set for our community.

HB26-1114 conflicts with several core positions in the City of Golden’s adopted Legislative Policy Statement and raises the following concerns:

1. Home Rule and Local Control

Minimum lot size standards are a foundational element of local zoning authority. By dictating a statewide maximum for this standard, HB26-1114 directly strips municipalities of a core home rule power. Golden, as well as every municipality in the state of Colorado rely on the ability to set land use standards appropriate to their own community’s character, infrastructure, and planning goals.

2. Municipal Development and Land Use

A statewide cap on minimum lot sizes is precisely the kind of mandate our policy opposes. Lot size standards are integral to zoning codes and comprehensive plans. Overriding them at the state level removes a critical planning tool that communities rely on to manage density, preserve neighborhood character, and ensure that new development is compatible with existing infrastructure.

3. Unfunded State Mandate

Compliance with HB26-1114 would require Golden and other municipalities to review and potentially overhaul adopted zoning codes and comprehensive plan land use

designations. This is a significant administrative undertaking with no state funding provided.

4. Affordable and Attainable Housing

Reducing minimum lot sizes does not, by itself, create affordable housing. Without accompanying investments in infrastructure, utilities, and transit access, very small lots may produce development that is neither well-served nor genuinely attainable for working families. The City believes housing policy is most effective when local governments retain flexibility to tailor solutions to their specific context.

5. Water and Utility Infrastructure:

As a water provider, Golden has an obligation to protect and manage its water supply. Dramatically smaller minimum lot sizes could accelerate density growth that outpaces water, sewer, and stormwater infrastructure capacity.

6. Historic and Small-Town Character:

Golden's Comprehensive Plan, adopted through extensive community engagement, reflects our residents' values around responsible growth and neighborhood character. A statewide 2,000 sq ft floor would render locally adopted lot size standards unenforceable, regardless of community intent.

The City of Golden is committed to being part of the solution on housing. We welcome state partnership through tools, incentives, and resources that support local housing innovation. However, we strongly oppose state mandates that strip local governments of their authority to manage growth in ways that reflect the vision, values, and infrastructure realities of their communities.

For these reasons, we respectfully urge a NO vote on HB26-1114.

Thank you for your attention to this matter.



Emily Kurzinski
City Councilor | Ward 1



Gerchard Pfau
City Councilor | Ward 2

Comments House Bill 26-1114: Minimum Lot Size Reform

Prepared for: Members of the Senate Local Government and Housing Committee

Prepared by: Christina Mojica
Senior Policy Analyst

Date: April 23, 2026



Dear Members of the Committee,

My name is Christina Mojica and I serve as a Senior Policy Analyst for Reason Foundation's Land Use and Housing Policy Team. Reason Foundation is a nonpartisan, nonprofit think tank dedicated to advancing free minds and free markets through research and policy analysis. Our housing and land use policy team provides research and technical assistance to lawmakers nationwide on zoning reform, permitting modernization, and housing affordability.

We share the same goals as the sponsors of House Bill 26-1114: expanding housing choice and addressing housing affordability challenges by reducing unnecessary regulatory barriers. House Bill 26-1114 advances these goals by addressing one of the most significant constraints on starter home construction: minimum lot size requirements.

Why Starter Homes Matter in Colorado

Colorado's housing affordability challenges are closely tied to rising land costs and regulatory barriers that limit housing production. As housing supply has failed to keep up with demand, the effects are being felt across the state's economy and communities.

Research compiled by the [Colorado Housing Affordability Project](#) shows that restrictive land use regulations raise housing costs by driving prices far above the cost of construction, while also slowing economic growth and limiting access to opportunity. In high-cost regions, these constraints can reduce employment growth and push workers into less productive areas.

At the same time, Colorado continues to face a significant housing shortage. In the Denver metro area alone, the housing deficit is estimated to be between approximately 64,000 and 135,000 units, with permitting levels falling well short of what is needed to close the gap.

Starter homes, including smaller single-family homes, play a critical role in addressing this shortage. However, minimum lot size requirements and related dimensional standards often make these homes infeasible to build.



Minimum Lot Sizes and Housing Costs

House Bill 26-1114 takes a targeted approach by establishing that, beginning October 1, 2031, local jurisdictions may not require a minimum lot size greater than 2,000 square feet for single family homes, with certain exemptions. This reform directly addresses a key cost driver by allowing smaller, more attainable homes to be built in areas where they are currently restricted.

The bill also ensures that minimum lot size reform functions in practice by limiting the use of other dimensional requirements, such as frontage, setbacks, open space, and lot coverage rules, that can effectively prevent construction even when minimum lot sizes are reduced. This is particularly important, as overlapping regulations often undermine otherwise well-designed reforms.

Evidence shows that increasing housing supply, including through incremental development, [improves affordability outcomes](#). New housing development has been shown to reduce rent growth and improve affordability for nearby renters by increasing overall supply. By allowing smaller lots and more flexible development, this bill supports those same outcomes in Colorado.

At the same time, the bill preserves local authority over infrastructure, safety, and environmental standards, ensuring that jurisdictions can continue to enforce building codes, utility requirements, and health and safety regulations.

Taken together, these reforms represent a clear, market-oriented approach to improving housing affordability in Colorado. By reducing regulatory barriers that make starter homes infeasible, the bill supports incremental housing production, improves predictability, respects local implementation flexibility, and aligns land use policy with infrastructure capacity and market demand.

Thank you for your consideration.

Respectfully submitted,

Christina Mojica

Senior Policy Analyst

Reason Foundation

Christina.mojica@reason.org

