

Initial Analysis of 2024 Land Use Legislation - Draft, subject to change

Bill No.	Topic	Description	2024		2025		2026		2027	2028	Ongoing
			9/30/2024		2/28/25	6/30/25	12/31/26	12/31/27			
HB24-1313	TOC	Subject jurisdictions must calculate their housing opportunity goal and report to DOLA when/how they've met the goal by upzoning or taking other actions to allow density that meets the HOG. Must create administrative approval process within transit area for multi-family up to 5 acres; The compliance report to describe affordability and displacement mitigation strategies and report every 3 years. DOLA would offer funding for infrastructure for compliant subject jurisdictions. There is also funding for an affordable housing in transit-oriented communities income tax credit. PUDs and HOAs must not conflict or restrict to lower densities than the local government allows	Map published showing transit areas toward the HOG		Guidance to be provided by DOLA	1) City must submit Community Assessment report identifying HOG and its calculation; 2) DOLA to publish affordability strategies menu and displacement mitigation strategies		Rezone to meet HOG and submit report on meeting HOG with affordability and displacement mitigation strategies or report indicating water supply insufficiency	Certification by State for compliance/non-compliance		Every 3 years must submit HOG report, or recertify insufficient water supply
						6/30/2025					
HB24-1152	ADUs	Must allow one ADU wherever SF detached is allowed, use administrative approval process, and not enforce any local law restricting construction/conversion				1) Code must comply with bill; 2) report must be submitted to DOLA on ADU implementation					
			9/30/2024	12/31/2024		6/30/2025		12/31/26	12/31/27	12/31/2028	Ongoing
HB24-1304	Min. Parking	Exempts min. parking for multi-family, adaptive reuse w/ residential or mixed use within an applicable transit service area. Can still require participation in a parking enterprise, permitting system, shared parking plan, ADA spaces, maximum parking, and bicycle parking requirements	DOLA to publish map of transit service areas	DOLA to publish guidance on parking strategies		Code must comply with bill		Must submit report to DOLA regarding where parking has been imposed	Must submit report to DOLA regarding where parking has been imposed	Must submit report to DOLA regarding where parking has been imposed	1) Must publish findings and parking study for 1/8 mile if parking is required for an application within 90 days; 2) Must annually report to DOLA where parking has been required
				12/31/2024	1/1/2025	6/30/2025	1/1/2026	12/31/26	11/30/2027	1/1/2028	Ongoing
SB24-174	Sustainable Affordable Housing	DOLA to create methodologies for statewide, regional, and local housing needs assessments (HNA). Cities must conduct local HNAs or have option to participate in regional HNAs. City to complete housing action plans and report on adopted affordability and displacement mitigation strategies. DOLA would create a directory of best practices and provide technical assistance. Certain agencies must consider compliance in funding decisions. Local comprehensive plans must include a water supply element and a strategic growth element. HNA must incorporate a water supply element; accessible and visitable units; jobs and salary/wage information; must account for regional share of housing relative to number of jobs; identify areas of displacement risk; HNA must go to City Council for a public meeting BUT local govt may exempt from the HNA requirement if it participates in the Regional HNA, if it is completed by 12/31/26	1). DOLA to publish guidance on local HNAs and displacement risk mitigation strategies; 2) Population and data sources to be used by local govt must be determined		Must identify areas for increased zoning capacity to be rezoned on or after this date	1) DOLA to publish affordability and displacement risk mitigation strategies; 2) Comp Plan must incorporate water conservation policies no later than 7/1/25	Determination of applicable population for the Housing Action Plan	1) Complete HNA conforming to statute 2) Incorporate water supply element and strategic growth element into the Comp Plan and evaluation of the Plan must incorporate the HNA, the statewide Strategic Growth report, natural lands and agricultural opportunities report, analysis of vacant and underutilized land, and fiscal impact assessment	Completion of statewide HNA	Housing Action Plan responsive to the HNA, assessment of zoning and permitted densities, long term affordability strategies, mitigation strategies for areas of elevated risk of displacement	1) City and Statewide HNA to be completed every 6 years; 2) Housing Action Plan to be completed every 6 years 3) Submit progress reports to DOLA every 3 years