



COLORADO
Department of Local Affairs
Division of Housing

IMPLEMENTING HB22-1242

Regulate Tiny Home Manufacture, Sale,
and Installation

PROBLEM STATEMENT

We need to work with stakeholders to create standards for a tiny home which means a structure built off site that: 1) is permanently constructed on a vehicle chassis, 2) is designed for long-term residency, 3) includes electrical, mechanical, or plumbing services, 4) is not self-propelled, 5) and has a square-footage of not more than 400 square-feet.

POLICY SOLUTION

HB22-1242 provides an opportunity for tiny homes on wheels to be a viable option for consumers looking for such a home to meet their needs for full-time occupancy by:

- Separating them out from park models that are not legally designed for full-time occupancy.
- Establishing a process under a State program to ensure the tiny home is constructed and installed to appropriate standards through inspection and certification.
- Protecting consumers when purchasing a tiny home.
- Allowing tiny homes to be acceptable state-wide.
- Creating a tax break opportunity that would not otherwise exist for tiny home owners.

GOAL

On and after July 1, 2023, the Department of Local Affairs' Division of Housing will begin certifying the construction and installation of tiny homes in Colorado.

IMPORTANT NEXT STEPS

- Appoint three new members to the Technical Advisory Committee, by August 10th.
 - Two individuals from the Tiny Home Industry.
 - One from Energy Conservation.
- Adopt standards to be effective June 30th, 2023.
 - Stakeholder engagement between August 10th, 2022 and March 31st, 2023.
 - Proposed rules to be filed by March 31st, 2023.
 - Rulemaking hearing on May 9th, 2023 before the State Housing Board.



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