



Permanent Rulemaking Hearing held on May 9, 2023

Proposed Changes with Statement of Basis, Purpose, and Authority

Basis and Purpose:

To implement House Bill 22-1242 concerning modifications to the regulations of factory-built structures signed into law by Governor Jared Polis on May 17, 2022, and in the process ensure at a minimum the following are addressed in the rules:

- the rules stay consistent with the changes made in law
- define new terms used in the bill
- modify rules to include tiny homes into adopted building codes; fees; manufacturer registration; plan review, inspection, and approval; installers instructions and registration; seller registration, enforcement and Division of Housing approval authority
- establish the safety of foundation systems for tiny homes, manufactured homes, and factory built structures in areas of the state where there are no construction standards for these structures
- establish manufacturers escrow requirements of down payments
- clarify that local government may include wildfire risk requirements to the building design criteria
- clarify the State Housing Board may consider any national or international standard in whole or part for tiny homes
- clean up formatting, citations, update language, remove unnecessary language, etc.

Statement of Authority:

Pursuant to sections 24-32-3301(1), 24-32-3301(2), 24-32-3302(3), 24-32-3303(1)(d), 24-32-3304(1)(d), 24-32-3304(1)(e), 24-32-3304(f), 24-32-3305, 24-32-3307(1)(a)(I), 24-32-3307(1)(a)(II), 24-32-3307(2), 24-32-3308(1), 24-32-3309(1)(a), 24-32-3311(a.3), 24-32-3315(2), 24-32-3315(4)(c), 24-32-3315(6), 24-32-3317(2.3), 24-32-3317(5)(a), 24-32-3317(8), 24-32-3317(10), 24-32-3323(3), 24-32-3324(1), 24-32-3324(2), and 24-32-3325(1)(b), 24-32-3326 (2), 24-32-3328 C.R.S.

