



Source: <https://www.jparmodernre.com/blog/11562/Colorado>

What are the on the ground frictions occurring related to Accessory Dwelling Units, ADUs

- Homeowners who want to build or rent ADUs and
- HOAs that are trying to maintain tighter control over how properties are used

Under the law:

- In covered jurisdictions, **blanket bans on ADUs in single family areas are no longer enforceable**
- HOAs can still adopt “**reasonable restrictions**” that regulate look, placement, and basic standards as long as they do not make ADUs practically impossible

Practically speaking, this means:

- Some HOAs are updating their covenants to bring them in line with the state law
- Others are testing the limits with stricter design standards or procedural hurdles
- There are already individual disputes where homeowners argue that the HOA is effectively banning ADUs under another name

This is an area where future court decisions may further clarify what counts as “reasonable”

What this means if you are a Colorado homeowner, buyer, or investor

The practical bottom line:

House Bill 24-1152 allows for reasonable restrictions on ADUs to ensure safety, and compatibility with the surrounding area. Examples may include limits on the size of the ADU, requirements for parking spaces, or adherence to local building codes.

Reasonable restrictions include: Size limitations, design standards, setback requirements, parking, occupancy limits.

Purpose of Restrictions

These restrictions aim to balance the need for more housing options with the desire to maintain community aesthetics and safety. They help ensure that the introduction of ADUs does not negatively impact existing neighborhoods.

By allowing reasonable restrictions, the law seeks to encourage the development of ADUS while addressing community concerns.