

Support HB 25-1113: Limit Turf in New Residential Development

Representatives Smith & McCormick / Senator Roberts

Background: Colorado's rivers, streams and lakes are a cornerstone of our state's identity. Although our water sources make Colorado the great state that we all love, we continue to face shortage issues that have profound impacts on our economy, farmers, ranchers and wildlife.

HB 25-1113 Provisions:

- HB 1113 expands the state's existing regulations on nonfunctional turf, artificial turf and invasive plant species¹ to new multi-family housing including apartments and condominiums, effective January 1, 2026.
- In addition, the bill requires local entities to enact or amend ordinances, resolutions, regulations or other laws to regulate the installation of nonfunctional turf for all new residential property development by January 1, 2028.

HB 25-1113 Does NOT:

- The bill does not prohibit turf that is used for recreation, civic or community purposes such as: playgrounds, sports fields, and picnic grounds.
- The bill does not require local governments to adopt a statewide standard for limiting turf on residential properties that are not multi-family apartments and condominiums. It simply requires them to identify and adopt a policy to limit the use of turf in residential settings specific to their local needs.
- The bill does not require the removal of any turf and only impacts turf installed on new and redeveloped residential properties.

Support HB 25-1113:

- Nonfunctional, high water use turf landscapes contribute to Colorado's water shortage.
- The bill builds upon the legislature's previous work that regulates nonfunctional turf in landscaping on commercial, industrial and institutional properties; state facilities; and HOA common areas, by taking the next step to regulate nonfunctional turf in new multi-family residential settings.
- Residential developers have long installed turf as a default in new housing because it has been readily available, cheap, and easy to install, but it uses significant amounts of water. Turf is not sustainable as the go to landscape in an arid state like Colorado.
- The bill retains flexibility for local governments to enact a policy for regulating turf in non-multifamily residential properties that best fits their jurisdiction. For example, they could establish regulations on the percentage of landscaping that can be turf, prohibit turf in front yards, or regulate turf in narrow and sloped areas, leaving it to the local governments to decide what is best for their community.
- HB 25-1113 will help Colorado meet the growing demands for water brought on by continued population growth and climate change by reducing nonessential outdoor water use.

¹ See Senate Bill 24-005. Available at: https://leg.colorado.gov/sites/default/files/2024a_005_signed.pdf