

Broomfield Taxpayer Matters



RE: HB26-1284 – House Transportation, Housing & Local Government Committee

Hearing Date: Wednesday, March 18, 2026 @ 1:30pm

Sponsors: Rep(s) Phillips & Paschal, Sen(s):

Thank you, Chair Froelich, and Members of the House Transportation, Housing & Local Government Committee.

Thank you for considering this written testimony. My name is Sheryl Fernandez, and I represent Broomfield Taxpayer Matters, a nonpartisan, nonprofit organization that works to educate, empower, and advocate for the taxpayers across Colorado – NOT just in Broomfield.

Broomfield Taxpayer Matters are in OPPOSITION of HB26-1284.

While this bill is presented as a consumer protection measure, its real-world impact will be to increase housing costs through hidden cost expansion and additional regulatory burden — costs that ultimately fall on renters and everyday taxpayers.

First, the mandate requiring submeter installation in new construction adds significant upfront building expenses. Developers do not absorb these costs — they pass them directly to renters through higher monthly rents or reduced housing supply. At a time when Colorado already faces a housing affordability crisis, this bill increases construction costs and risks slowing new development.

Second, the bill adds an **extensive new layer of regulation, compliance requirements, disclosure rules, and potential civil liability**. Property owners will need new systems, legal review, and ongoing administrative oversight simply to bill utilities. These are not free protections — they are operational costs that will be built into rent prices.

Third, the bill expands litigation exposure by allowing additional damages and attorney fees. This creates a strong incentive for lawsuits, increasing insurance and legal costs for housing providers. Again, those costs do not disappear — they become part of the renter's monthly bill. This also comes at a time when the legislature has been fighting to rectify construction defect laws.

Supporters argue this bill increases fairness, but in practice it may create hidden cost expansion. Renters may pay less on one line item, yet face higher base rents, fees, or reduced housing availability overall. **That is not true affordability — it is cost shifting.**

Finally, for many small landlords, these combined mandates and liabilities may be the tipping point that pushes them out of the market entirely. Fewer housing providers mean less competition and higher rents for everyone.

Colorado taxpayers and renters need policies that lower housing costs, not policies that layer on new mandates that quietly raise them.

For these reasons, BTM respectfully urge the committee to vote no on HB26-1284, and thank you for your time and consideration.