

### MEMORANDUM

DATE: August 1, 2025  
TO: All Interested Parties  
FROM: Rebecca Everette, Community Development Director  
RE: Compliance with HB24-1304 - Minimum Parking Requirements

The purpose of this memo is to describe how Larimer County complies with the requirements of [Colorado House Bill 24-1034](#), which prohibits local governments from enacting or enforcing minimum parking requirements on multifamily housing developments located in close proximity to high-frequency transit routes.

This law applies to the parts of Larimer County that are within a metropolitan planning organization (MPO) and either wholly or partially within a designated "Applicable Transit Service Area." The areas where this law applies are generally located at the edges of the incorporated boundaries of Fort Collins and Loveland. Specific areas of applicability are shown on this map (from the Colorado Division of Local Government): <https://coenergy.maps.arcgis.com/apps/instant/basic/index.html?appid=4e0d0140839c4b3cb915d9a22902831>.

The following information on the applicability of HB24-1034 is summarized by the Colorado Division of Local Government as follows:

*The prohibition applies to all new multifamily residential development, regardless of whether it is a freestanding residential building or part of a mixed-use building or development that also contains some non-residential uses. In addition, the prohibition applies to Adaptive Reuse of an existing building for completely residential purposes, and to Adaptive Reuse of an existing building for a mix of uses in which at least 50% of the resulting use is residential.*

While the County cannot require a minimum amount of parking for these types of development projects, the law does not prohibit a developer from including off-street parking as needed to support the development project.



The new requirements took effect on June 30, 2025. As of that date, Larimer County no longer requires minimum off-street parking for any development projects that meet the criteria outlined in HB24-1034 and are located within an Applicable Transit Service area.

Larimer County will process a future Land Use Code amendment to codify this exemption, anticipated to be complete by the end of 2025.

Questions about parking requirements or this policy change can be directed to [planning@larimer.org](mailto:planning@larimer.org).

More information:

- Colorado Division of Local Government Guidance: <https://dlg.colorado.gov/parking-minimums>
- House Bill 24-1034: <https://leg.colorado.gov/bills/hb24-1304>

