



April 5, 2023

Dear Castle Rock Homeowners Association Managers:

You might be aware through local news coverage that the Colorado General Assembly is considering [Senate Bill 213](#), Land Use, which would drastically alter the Town's ability to regulate land uses within Castle Rock. The bill has several components — mostly impacting zoning for single-family home neighborhoods. If the bill becomes law, multifamily dwellings would be permitted virtually anywhere single-family homes are allowed in Castle Rock — including within existing single-family home neighborhoods.

The bill would also strip the Town of its authority to require parking or occupancy limits for multifamily dwellings, which would impact our neighborhoods. Further, it would prohibit homeowners associations from prohibiting accessory dwelling units or middle housing — defined in the bill as “a single structure containing between two and six separate dwelling units,” or a townhome or a “cottage cluster,” which the bill defines as a grouping of at least four detached housing units, each no more than 900 square feet, with a common courtyard.

Town Council has approved a resolution of opposition to the bill and has sent a letter to Douglas County's legislative delegation, encouraging our local Senators and Representatives to use any means possible to defeat SB 213 in order to protect the investment every homeowner in Castle Rock has made.

Because of the impacts the bill could have on homeowners associations rights, property values, your neighborhood and our community's character, we encourage you also to get involved in opposing the bill **TODAY**, by calling or emailing Governor Jared Polis and/or the bill's sponsors, Sen. Dominick Moreno of Commerce City and Reps. Iman Jodeh of Aurora and Steven Woodrow of Denver — their contact information is below.

The bill is set to be heard tomorrow, Thursday, April 6, in the Senate's Local Government & Housing Committee. We have also included contact information for that Committee's members. Following is sample language you could share when contacting these State representatives to express your opposition to SB 213. Thank you for considering getting involved in this important issue for Castle Rock's future.

Sincerely,

Jason Gray, Mayor

**Sample language**

*I urge you to vote no on Senate Bill 213. Please do not force Statewide mandates on local land-use matters. Local residents and representatives — not State legislators and regulators — should be able to decide what's right for our community. Please reject this overreaching legislation to ensure a high quality of life and sound economic environment continue within Castle Rock. Thank you.*

**Key contact information**

Gov. Jared Polis:	303-866-2885 or <a href="mailto:GovernorPolis@state.co.us">GovernorPolis@state.co.us</a>
Sen. Dominick Moreno:	720-985-1132 or <a href="mailto:Moreno.Dominick@gmail.com">Moreno.Dominick@gmail.com</a>
Rep. Iman Jodeh:	303-866-2919 or <a href="mailto:Iman.Jodeh.House@coleg.gov">Iman.Jodeh.House@coleg.gov</a>
Rep. Steven Woodrow:	303-866-2967 or <a href="mailto:Steven.Woodrow.House@coleg.gov">Steven.Woodrow.House@coleg.gov</a>
Sen. Sonya Jaquez Lewis:	303-866-5291 or <a href="mailto:Sonya.Jaquez.Lewis.Senate@coleg.gov">Sonya.Jaquez.Lewis.Senate@coleg.gov</a>
Sen. Tony Exum:	303-866-6364 or <a href="mailto:Tony.Exum.Senate@coleg.gov">Tony.Exum.Senate@coleg.gov</a>
Sen. Julie Gonzales:	303-866-4862 or <a href="mailto:Julie.Gonzales.Senate@coleg.gov">Julie.Gonzales.Senate@coleg.gov</a>
Sen. Byron Pelton:	303-866-6360 or <a href="mailto:Byron.Pelton.Senate@coleg.gov">Byron.Pelton.Senate@coleg.gov</a>
Sen. Rod Pelton:	303-866-4884 or <a href="mailto:Rod.Pelton.Senate@coleg.gov">Rod.Pelton.Senate@coleg.gov</a>
Sen. Janice Rich:	303-866-3077 or <a href="mailto:JaniceRichSD7@gmail.com">JaniceRichSD7@gmail.com</a>
Sen. Dylan Roberts:	303-866-4871 or <a href="mailto:Dylan.Roberts.Senate@coleg.gov">Dylan.Roberts.Senate@coleg.gov</a>