



Building Owners & Managers Association (BOMA) 2026 Colorado General Assembly

Overview

The second Regular Session of the 75th Colorado General Assembly opened on January 14th and concluded on May 13th, 2026. As with last year, the session was largely dominated by the state budget crisis. Colorado faced a \$1.5 billion structural deficit. Largely driven by the rising cost of Medicaid healthcare programs. As indicated below, the legislature passed a \$46.8 billion budget for fiscal year 2026-2027. As with last year, most bills with a fiscal note (a cost to the state) were defeated.

As with the first Regular Session, the Democrats held majorities in the Senate (23–12) and in the House (43–22). While Democratic sponsored bills generally sailed through the legislature, as indicated below, there are several bills that Governor Polis (Democrat) is expected to veto.

Key Issues at the State Legislature:

Budget:

The state's \$46.8 billion fiscal year 2026-27 budget, contained in [HB 26-1410 Long Appropriations Bill](#), which was signed by the Governor in early May, [pares back programs and services](#) to address a roughly \$1.5 billion structural deficit. Medicaid took the brunt of the cuts to address a gap between how much money state lawmakers had to spend and how much it costs to continue current government offerings. The healthcare program for people with lower incomes and disabilities [is a leading cause](#) of imbalance. The biggest impacts were:

- Medicaid 2% across-the-board reduction in provider reimbursement rates and new enrollment caps on the Cover All Coloradans program
- Pay raises for state employees
- Lowers the state's reserve fund from 15% to 13%

- Tuition hikes at state colleges (up to 5% for community colleges and out-of-state students)

Legislative Referred Ballot Measure:

Legislation of note adopted by the General Assembly that will be placed on the 2026 ballot as referred measures. In Colorado, due to a constitutional provision (TABOR – Taxpayers Bill of Rights), any desire to increase taxes must be approved by the voters. TABOR also provides for a refund to taxpayers if state revenue exceeds expenditures and [SB 26-135](#) asks taxpayers to give up any refund for an additional spending on K-12 education of 2% for ten years.

Financial/Business:

While the legislature passed a bill ([HB 26-1005](#)) eliminating the need for a second vote to negotiate a union security agreement clause in the collective bargaining process, it is expected that the Governor will veto the bill.

One of the most heavily lobbied bills ([SB 26-134](#)) prohibits most credit and debit card networks and other electronic payment companies (payment card networks) from including the sales tax portion of a transaction as part of a percentage-based transaction fee, nor may payment card networks add any fees that would circumvent this requirement. The bill excludes entities below a certain threshold in assets, which excludes all Colorado chartered banks and credit unions.

[HB 26-1210](#) prohibits individualized price and wage setting, defined as using certain computational processes to set prices or wages based on surveillance data regarding a consumer or worker, respectively. There is a possibility that the Governor will veto the bill.

Regulatory Review:

[SB 26-137](#), sponsored by bi-partisan leadership in both chambers and a priority for the CO Chamber of Commerce and business community, was adopted to streamline the processes under the State Administrative Procedure Act by adding requirements for rule reviews.

[HB 26-1054](#) bill attempted to create a “State OSHA” in the event standards under the federal Occupational Safety and Health (OSH) Act were repealed and would have provided additional authority to the Department of Law. This bill was defeated on the Senate floor.

AI/Technology:

Colorado passed the nation’s first broad AI regulation in 2024 ([SB 24-205](#)), the “Colorado AI Act”). In 2026, lawmakers substantially rewrote it after pushback from tech companies and business groups. It replaced the broader and more controversial “Colorado AI Act” framework

with a narrower system focused on AI-assisted decisions that materially affect people's lives, including consumer notifications with AI making consequential decisions.

Bills of Interest to BOMA:

[Click here for the full BOMA bill tracking link](#)

Top BOMA Legislative Issues:

BOMA actively tracked 16 bills during the 2026 Legislative Session. Priority bills outlined below.

[HB26-1130](#) - Public Restroom Baby Changing Station sponsored by Representatives Tammy Story and Jamie Jackson and Senator Lisa Cutter.

BOMA position - Amend

As introduced, this bill would have required buildings with public restrooms to provide baby diaper changing stations and post signage in female, male and non-gendered restrooms on each floor. BOMA raised concerns with compliance and cost to buildings and was successful in amending the bill to limit the scope of the bill to floors of buildings that are primarily public. The bill was defeated in the Senate.

[HB26-1233](#) - Property Tax Proceedings for Nonresidential Property sponsored by Representatives Meagan Lukens and Zokaie and Senator Dylan Roberts.

BOMA position - Oppose

BOMA met with sponsors and stakeholders but was not able to reach a compromise. Bill sponsors agreed to delay implementation for a year. The bill passed both chambers and BOMA has submitted a veto letter request to the Governor.

Legislative Committees Meeting During the 2026 Interim

For the 2026 interim, the following committees will continue to meet:

- Black Coloradan Racial Equity Study Commission
- Capital Development Committee
- Capitol Building Advisory Committee
- Colorado Commission on Uniform State Laws
- Colorado Youth Advisory Council Committee
- Committee on Legal Services
- Executive Committee of the Legislative Council
- Joint Budget Committee
- Joint Technology Committee
- Legislative Audit Committee
- Legislative Council

- Statutory Revision Committee

The Commission on Medicaid, established through [Senate Bill 26-187](#), will also meet during the 2026 interim.

Media: End of Session Coverage

- The Colorado Sun, May 14, 2026 “[101 bills that passed and failed in Colorado’s legislature this year that you need to know about](#)”
- The Sum & Substance, May 14, 2026 “[2026 Colorado legislative analysis: A year in which business concerns were heard](#)”
- Colorado Newsline, May 14, 2026 “[Colorado General Assembly adjourns 120-day legislative session](#)”