



COLORADO

Department of Local Affairs

Division of Housing

“Tiny Home”

Manufacturers FAQ

Is tiny home construction regulated by the State of Colorado?

Effective 7/1/2023, the Division of Housing, Building Codes and Standards section regulates tiny home construction of all units that meet the definition below, except for a tiny home that is built for personal use. Tiny homes are a unique housing type that is built on a permanent chassis. It is designed and built for long-term occupancy.

How does the state define a tiny home?

Effective July 1, 2023, the state uses the following definition for the construction of a tiny home. A tiny home means a structure that:

- Is permanently constructed on a vehicle chassis
- Is designed for long-term residency
- Includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home
- Is not self-propelled
- Has square footage of 400 square feet or less
- Has a metal plate insignia installed under the kitchen sink by the Division of Housing

What a tiny home is not:

- A manufactured home as defined in C.R.S. 24-32-3302(20)
- A recreational park trailer
- A recreational vehicle
- A semitrailer
- An intermodal shipping container

In order to meet this definition, a tiny home must be built to the International Residential Code as adopted by the Building Codes & Standards program within the Division of Housing. Colorado tiny homes will receive a metal plate insignia that certifies the tiny home is built to the codes and standards of the program. When installed on a temporary or permanent foundation, the tiny home will also receive a metal plate installation insignia.

What are the requirements for building a tiny home for Colorado?

1. Unless you are building a personal tiny home, you must register as a manufacturer. Please visit the manufacturer section of the Administrative Rules. Registered manufacturers must have: a factory inspection; a QA manual; submit construction drawings for each unit including an address and wind load, snow load, and other climatic conditions based upon that address; construction plans must be reviewed by a third party agency; production inspections either by a third party agency or the Division of Housing; provide a financial surety in the form of a bond or letter of credit for \$100,000; and provide an installation handbook for each unit.
2. If you are a manufacturer who receives purchaser down payments from registered sellers or directly from intended homeowners, you must provide the protection for down payments in excess of the cost of materials, design, and administration of the specific home ordered by the consumer. In addition, if you are selling homes directly to the consumer, you must be a registered seller.
3. If you are installing tiny homes, you must be a registered installer.
4. If you are building a personal tiny home for long term occupancy at the location it is to be installed, contact your local building department. They will guide you on permitting and construction inspections. If you want to build a personal tiny home for moving from one local jurisdiction to another, or from one state to the other, then you must register as a manufacturer and follow all the requirements in order to have a Colorado certification insignia installed.

What building codes does the state require for a tiny home?

Please visit our Administrative Rules. Rule 2 provides a list of building codes as amended by the state. In general, tiny homes should be built to the 2018 IRC as amended by the Division of Housing. Please note that Appendix Q has been amended with most of the information found in the 2021 IRC Appendix AQ.

What is a tiny house?

A tiny house is a modular factory built residential structure that is 400 square feet or less; designed for long-term occupancy; built to the International Residential Code; and attached to a permanent foundation. They are not built on a permanent chassis. Tiny houses have been allowed by the Division of Housing for several years. Tiny houses will have a metal plate insignia that certify the tiny house is built to the codes and standards of the program. When installed on a permanent foundation, the tiny house will also receive a metal plate installation insignia.

What is a recreational vehicle (RV)?

- Designed for mobility, NOT for permanent year-round occupancy, and thus has limited occupancy safety standards.
- Either a camp trailer (less than 26 feet long) or a Trailer Coach (26 feet to 70 feet long). Maximum of 8.5 feet wide and 14.5 feet tall.
- Permanently affixed to a chassis with axles and/or wheels.
- Could be constructed to the American National Standards Institute (ANSI) 119 Construction Standards or other standards that are currently self-certified through the Recreational Vehicle Industry Association (RVIA) or other non-governmental body.

- RVs do not meet the Colorado definition of a tiny home and are not eligible for construction certification insignias from the State or for long term occupancy in the state.

My tiny home was built to the IRC before July 1, 2023. Can it be grandfathered into the program and receive a state certification insignia?

There are no provisions or rules to allow for grandfathering of units into the program. Acceptance of these units for long term occupancy will fall to the local jurisdiction.

What is the effective date of the new rules?

July 1, 2023

Does the Division of Housing have a contact list for all local jurisdictions?

There are over 300 local jurisdictions in the state if you add all the counties, towns, and cities. Personnel change, emails change, and there are some jurisdictions that do not have local building departments. We recommend you search for the county/city/town website and look at their department list. You may also reach out to the county/city/town clerk or administrator.

How do I move forward with building tiny homes for Colorado?

We recommend reading the controlling statute and administrative rules thoroughly. Then visit the BCS website and go to the Construction section and then Factory-built (offsite) section.

Resources:

Building Codes & Standards Tiny Home Program Coordinator [email](#).

Building Codes & Standards Website: [here](#)

Administrative Rules: [here](#)

Legislation (HB22-1242): [here](#)

Colorado Revised Statutes 24-32-33: [here](#)