



COLORADO

Department of Local Affairs

Division of Housing

“Tiny Home”

Frequently asked consumer questions

What is 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 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.

I bought a tiny home before July 1, 2023. Can I live in it?

If your tiny home is built to RV standards, then you can use it as an RV. If it was built before 7/1/2023, the state will not recognize it as a state compliant tiny home. Contact your local jurisdiction for information on long term residency based on what standards were used for your unit's construction.

I bought a tiny home before July 1, 2023. Is it the same tiny home as defined by the state?

No, because our rules did not take effect before 7/1/2023. Long term residency will be up to the local jurisdiction where it is to be installed and what standards were used for your unit's construction.

I bought a tiny home that was attached to a foundation, but was constructed prior to July 1, 2023. Will my tiny home be grandfathered in as a long term residence?

There is no grandfathering clause in our legislation or rules. Contact your local building department for requirements regarding long term residency based on what standards were used for your unit's construction.

Can I live permanently in my tiny home?

First, check to see if the local jurisdiction where you want to live will allow long term occupancy based on the size of the residence. If your home was built after July 1, 2023, and the construction was regulated by the Colorado Building Codes & Standards section you can apply for a building permit with your local jurisdiction, but you may still be restricted due to local zoning requirements. If your tiny home was built outside of Colorado, it must have an insignia from that state that is NOT an RV insignia. The information on the insignia will help determine what building codes the tiny home was built to and contain information regarding local requirements for wind load, snow load, and other

local conditions. Your local building department will then determine if they will accept your tiny home.

Can I build my own tiny home for long term occupancy?

Yes. If you are building a tiny home to be installed on a temporary or permanent foundation at a single location and are building it on site, contact the local building department where it is being built and installed. If you are building a tiny home for long term occupancy to be moved from one location to another and installed on temporary or permanent foundation, then you will need to go through the state program and follow the construction and installation requirements in order to get the metal plate insignias.

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.

Will I have to pay taxes on my tiny home?

If your tiny home comes with a title for the vehicle chassis, you may have to register it with your county Department of Motor Vehicles. If you are attaching the unit to a permanent foundation, then you may be subject to property tax. Check with your local county assessor's office. If you did not receive a title, and you are not planning to install the unit on a temporary foundation, then you will need to contact your local county Department of Motor Vehicles regarding registration of your unit.

My tiny home has a manufacturing defect or an installation issue. Can you help me?

First, check to see if the unit has a State of Colorado construction insignia AND an installation insignia (usually located under the sink). If so, then the owner may file a consumer complaint with our office and we can conduct an investigation. We cannot assist with units built to RV standards or units that are not installed on a temporary or permanent foundation. Use this link: [Consumer Complaints](#).

References & Resources

For additional information, contact:

- Division of Housing, Building Codes & Standards [email](#)