

# While the White House Reverses 'Green' Policies, Will Colorado Be Able to Hold Its Course?

For many years, Colorado, like California, has pursued its own "green new deal," with its Democratic Governor and General Assembly passing one law after another that promotes everything that is now anathema to the current national administration.

Colorado sends a lot of tax dollars to the federal government and gets lots of tax dollars in return, especially for road projects such as the rebuilding of Interstate 70 through Denver. The current administration is using the leverage of withholding funds to pressure localities to fall in line with its immigration policies. It could just as easily withhold funds unless the state reverses its own green initiatives, such as incentivizing the purchase of new or used electric vehicles with bigger tax credits than any other state.

This isn't a political column. Coloradans need to know whether its movement toward a "green" economy will be halted or reversed by the new administration. My intent in this column is merely to describe the programs and policies that may be in jeopardy.

The **Colorado Energy Office (CEO)** is the arm of state government which develops and implements "green policies," including in the real estate domain, as authorized and instructed under laws passed by the General Assembly and signed by the Governor.

The CEO's website describes several laws it is implementing that address the issue of building efficiency, both residential and commercial.

Primarily, it is requiring all jurisdictions in the state of Colorado that create or amend building codes to adopt the **2021 International Energy Conservation Code (IECC)**, which was adopted by the International Code Council, Inc., a non-governmental organization. It also requires all jurisdictions to adopt the **Colorado Model Electric Ready and Solar Ready Code** upon updating any other building code.

According to the CEO, jurisdictions are encouraged to amend their building codes every three years and to incrementally move in the direction of the model codes, and they are prohibited from making amendments to their code which "decrease the effectiveness or efficiency" of the code.

The more liberal jurisdictions, such as Aspen, Denver and Jefferson County, have moved quickly to adopt those model codes, which include requiring new construction to include conduits and pre-wiring to facilitate future installation of EV charging stations and solar panels. According to the CEO website, "Cities and counties with building codes must adopt the 2021 IECC along with the model electric ready and solar ready code when adopting or updating any building code between July 1, 2023 and June 30, 2026."

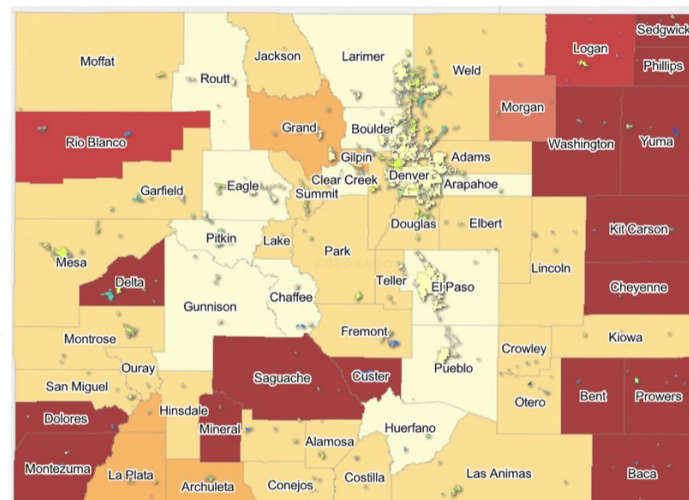
Also being developed, according to the website, is **The Model Low Energy and Carbon Code**, consisting of the 2024 IECC, as amended by Colorado's **Energy Code Board**. To the White House and DOGE, the

names alone suggest they'll be targeted by the new administration. Let's just say they're "woke."

A **Model Green Code**, currently in draft form at the CEO, "will address building attributes such as energy and water use efficiency, electrification, low carbon building materials, and other strategies to reduce the carbon footprint of new buildings. Local governments may voluntarily adopt this code in addition to the required energy code," according to the website.

The state of Colorado has no statewide building code, but it does require any jurisdiction (i.e., counties or home-rule cities) which has a building code to follow state laws regarding building codes, and it's common to adopt one of the codes created every few years by the International Code Council, amended as appropriate to their local needs.

The above map from the CEO website, shows the extent to which each county has adopted the IECC codes by year. The lightest colors are counties which have adopted (likely with amendments) the 2021 IECC, and the darkest counties have no building codes. The other colors have building codes based on IECC years 2006, 2009, 2015 and 2018. It's a interactive map, and can be changed to display home-rule cities and their codes, or



you can search a county or city and it will display the details of its code requirements and IECC year.

As usual, I have the links for all of that at <http://RealEstateToday.substack.com>.

## Meet Our Newest Broker Associate



Serving southeast Denver, Littleton, and Ken Caryl, **Chris Sholts** has been helping clients find their dream homes for over four years. A graduate of the University of Colorado, Chris combines local expertise with a strong dedication to his clients, taking the time to truly understand their needs and priorities. Chris's passion lies in creating seamless and stress-free experiences for his clients. Whether you're buying your first home, upgrading, or searching for the perfect neighborhood, Chris goes above and beyond to ensure every detail aligns with your vision.

## Some Eager Sellers Cut Out Potential Buyers by Accepting a Quick Good Offer

Yes, the seller's market of the Covid years is over, but there are still listings which sell right away, and too many sellers accept a full-price or better offer on the first or second day, when they might get a better price if they just waited a few days.

This January, the *average* days on the MLS for listings within 25 miles of downtown Denver peaked at **60**, compared to **22** days in January 2022. The *median* days on the MLS peaked at **44** this January compared to only **5** days in January 2022.

However, of the 2,396 listings in that area which closed this January, 63 went under contract the first day they were on the MLS and another 44 listings sold without being entered on the MLS at all so that other buyers could know about them. Forty-seven more listings went under contract the second day they were on the market, and 57 went under contract on the third day.

I tell my sellers that if someone makes an offer that quickly, and there are lots of showings, there are probably other buyers who might have paid more. It is my job as a listing agent to help my sellers get the highest price for their home, and I'm not doing that if I don't convince them not to go under contract in less than four days.

This topic was inspired by a broker associate who said that twice in the past couple of months his buyer had lost out on a new listing that he showed the first or second day it was on the market because the seller had accepted a quick offer that our buyer would have beaten, given the chance.

In conclusion, just because the market has slowed down, sellers who price their home wisely and get a quick full-price offer should at least look at how many showings have been set, inform those other agents about the offer, and give them a chance to submit.

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My other Substack is **Talking Turkey**, my left-of-center political blog. It is not in print anywhere. Click on the QR code at right if you would like to see what I have to say.

**Read 'Talking Turkey'**

## Price Reduced on Updated 1-Bedroom Aurora Condo

This nicely updated and well-maintained condo at **992 S. Dearborn Way #7** is in the Sable Cove subdivision east of I-225 and north of Mississippi Avenue. The seller, who bought it for a family member, updated everything in this ground level unit. It has luxury vinyl plank flooring throughout, a pantry with slide-out drawers, laundry hookups, and a wood-burning fireplace. There is lots of open lot parking for you and your guests. There is a locked storage closet on the front porch, big enough for all your gear. I'll be holding it open myself this **Saturday, March 15th, from 11 a.m. to 1 p.m.** Or view the narrated video tour I created at [www.GRElistings.com](http://www.GRElistings.com), then call me at **303-525-1851** to request a private showing.



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- Distinctive Web Addresses for Each Listing
- Free Staging Advice to Make Your Home Show Its Best
- Your Home Featured in Jim Smith's Real Estate Column in *The Denver Post*, the *Denver Gazette* and in 24 Metro Area Weekly Newspapers
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Hometown Service Delivered with Integrity  
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**Jim Smith**  
Broker/Owner  
303-525-1851—Use QR Code to  
[Jim@GoldenRealEstate.com](mailto:Jim@GoldenRealEstate.com)  
**Broker Associates:**  
JIM SWANSON, 303-929-2727  
CHUCK BROWN, 303-885-7855  
DAVID DLUGASCH, 303-908-4835  
GREG KRAFT, 720-353-1922  
KATHY JONKE, 303-990-7428  
CHRIS SHOLTS, 320-491-6494  
**In-house Loan Officer:**  
WENDY RENEE, 303-868-1903