



Inclusionary Housing

Requirements for new development

The Inclusionary Housing Ordinance is one tool utilized by Broomfield to increase access and opportunity for income-aligned housing.

New residential development is required to comply with Broomfield’s Inclusionary Housing Ordinance (Chapter 17-76 of the Broomfield Municipal Code).

Requirements apply to developments containing 25 or more for-sale residential units or containing more than 5 units of residential units marketed primarily as “rental” housing.

Options for Meeting Requirements

- Providing on-site affordable units in accordance with BMC Chapter 17-76.
- Providing a cash-in-lieu fee consistent with BMC 17-76-070.
- Developing an alternative agreement with approval of the agreement by the City Council.

Inclusionary Housing Requirements

On-site Restricted Housing Units Required:

Tenure type	SF/Duplex (1-2 units per foundation)	Townhome/ Rowhome (3-9 units per foundation)	Multifamily (10+ units per foundation)
Rental	20% units @ 80% AMI	20% units @ 70% AMI	20% units @ 60% AMI
For-Sale	12% units @ 100% AMI	12% units @ 90% AMI	12% units @ 90% AMI

Note: In most cases, the on-site requirement will fall within just one cell of the above table.



Cash in Lieu of Units

Broomfield has implemented a phased increase to the inclusionary housing fee. The housing fees in effect as of the first of each year (2023, 2024, and 2025) are listed below.

- Fees are due at the time of permitting. Fees can be calculated up to 60 days prior to permitting by requesting from Broomfield Housing staff.
- In 2025, the fee will include a market rate adjustment for the Consumer Price Index for All Urban Consumers (CPI-U) in the Denver-Aurora-Lakewood area for the preceding three-year period (2022-2024).
- If construction does not begin within 364 days of permit issuance and fee payment, a supplemental fee payment must be paid to match the cash-in-lieu fee in effect at construction start date.

Cash-in-Lieu Fee and Implementation Schedule:

Type	Effective Date	Single Family/Duplex (1-2 units per foundation)	Townhome/ Rowhome (3-9 units per foundation)	Multifamily (10+ units per foundation)
Rental	January 1, 2023	\$55,295		
	January 1, 2024	\$80,965		
	January 1, 2025	\$106,635 + CPI-U adjustment		
For-Sale	January 1, 2023	\$88,556		
	January 1, 2024	\$127,112		
	January 1, 2025	\$165,669 + CPI-U adjustment		

Do you have questions regarding the development review process?
Please contact the Planning Division at planning@broomfield.org

Do you have questions regarding the inclusionary housing requirements?
Please contact the Housing Division at housingdivision@broomfield.org