

Second Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO

PREAMENDED

*This Unofficial Version Includes Committee
Amendments Not Yet Adopted on Second Reading*

LLS NO. 26-0580.01 Sam Anderson x4218

SENATE BILL 26-053

SENATE SPONSORSHIP

Kirkmeyer and Mullica, Carson, Coleman, Daugherty, Frizell, Kipp, Lindstedt, Liston,
Pelton B., Roberts, Snyder

HOUSE SPONSORSHIP

Clifford and Gonzalez R.,

Senate Committees

Local Government & Housing

House Committees

Transportation, Housing & Local Government

A BILL FOR AN ACT

101 **CONCERNING THE EXPANSION OF ELIGIBLE BORROWERS FOR**
102 **MORTGAGES THROUGH THE COLORADO HOUSING AND FINANCE**
103 **AUTHORITY.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

The bill expands eligibility for mortgage loans through the Colorado housing and finance authority to law enforcement officers and first responders, irrespective of income.

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

SENATE
3rd Reading Unamended
March 2, 2026

SENATE
Amended 2nd Reading
February 25, 2026

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1. Short title.**

3 The short title of this act is the "Colorado Champions Home Loan
4 Program".

5 **SECTION 2.** In Colorado Revised Statutes, 29-4-703, **amend**
6 (5.4); **repeal** (5.3) and (5.5); and **add** (5.6), (5.8), (5.9), and (12.3) as
7 follows:

8 **29-4-703. Definitions - rules.**

9 As used in this part 7, unless the context otherwise requires:

10 (5.3) ~~"Governing body" means the board, council, officer, or~~
11 ~~group charged with exercising the legislative power of a government.~~

12 (5.4) ~~"Government" means the federal government, the state~~
13 ~~government, and any county, municipality, or state agency~~ "FIRST
14 RESPONDER" MEANS A PEACE OFFICER, FIREFIGHTER, OR EMERGENCY
15 MEDICAL TECHNICIAN.

16 (5.5) ~~"Home improvement loan" means a loan of money for the~~
17 ~~alteration, repair, or improvement of an existing housing facility. The~~
18 ~~term does not include a loan for a pool, hot tub, or any other construction~~
19 ~~not directly improving the structural integrity, general appearance, or~~
20 ~~living conditions within the housing facility.~~

21 (5.6) "GOVERNING BODY" MEANS THE BOARD, COUNCIL, OFFICER,
22 OR GROUP CHARGED WITH EXERCISING THE LEGISLATIVE POWER OF A
23 GOVERNMENT.

24 (5.8) "GOVERNMENT" MEANS THE FEDERAL GOVERNMENT, THE
25 STATE GOVERNMENT, AND ANY COUNTY, MUNICIPALITY, OR STATE
26 AGENCY.

27 (5.9) "HOME IMPROVEMENT LOAN" MEANS A LOAN OF MONEY FOR

1 THE ALTERATION, REPAIR, OR IMPROVEMENT OF AN EXISTING HOUSING
2 FACILITY. THE TERM DOES NOT INCLUDE A LOAN FOR A POOL, HOT TUB, OR
3 OTHER CONSTRUCTION NOT DIRECTLY IMPROVING THE STRUCTURAL
4 INTEGRITY, GENERAL APPEARANCE, OR LIVING CONDITIONS WITHIN THE
5 HOUSING FACILITY.

6 (12.3) "PEACE OFFICER" MEANS A PEACE OFFICER AS DESCRIBED IN
7 SECTION 16-2.5-102, A NONCERTIFIED DEPUTY SHERIFF AS DESCRIBED IN
8 SECTION 16-2.5-103(2), AN EMERGENCY COMMUNICATIONS SPECIALIST AS
9 DEFINED IN SECTION 29-11-101 (10.5), OR A CORRECTIONS OFFICER AS
10 DESCRIBED IN SECTION 16-2.5-135.

11 **SECTION 3.** In Colorado Revised Statutes, 29-4-712, **amend**
12 (4)(a) as follows:

13 **29-4-712. Powers of the board - executive director - mortgage**
14 **purchase - loans to lenders - assistance in providing housing facilities.**

15 (4) (a) Mortgage loans made by lenders to families with the
16 proceeds of a loan as provided for in subsection (3) of this section,
17 pursuant to a commitment to purchase as provided for in ~~paragraph (a) of~~
18 ~~subsection (3.5)~~ SUBSECTION (3.5)(a) of this section, or with the proceeds
19 of the purchase of a mortgage loan as provided for in ~~paragraph (b) of~~
20 ~~subsection (3.5)~~ SUBSECTION (3.5)(b) of this section, shall be to families
21 who qualify as:

- 22 (I) Low-income or low- or moderate-income families; OR
- 23 (II) FAMILIES OF FIRST RESPONDERS WORKING IN COLORADO
24 WHOSE QUALIFYING INCOME DOES NOT EXCEED ONE HUNDRED TEN
25 PERCENT OF THE QUALIFYING INCOME LIMITS ESTABLISHED BY THE BOARD
26 UNDER SECTION 29-4-703 (10).

27 **SECTION 4. Act subject to petition - effective date.** This act

1 takes effect at 12:01 a.m. on the day following the expiration of the
2 ninety-day period after final adjournment of the general assembly (August
3 12, 2026, if adjournment sine die is on May 13, 2026); except that, if a
4 referendum petition is filed pursuant to section 1 (3) of article V of the
5 state constitution against this act or an item, section, or part of this act
6 within such period, then the act, item, section, or part will not take effect
7 unless approved by the people at the general election to be held in
8 November 2026 and, in such case, will take effect on the date of the
9 official declaration of the vote thereon by the governor.