

Second Regular Session  
Seventy-fifth General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 26-0580.01 Sam Anderson x4218

**SENATE BILL 26-053**

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**SENATE SPONSORSHIP**

**Kirkmeyer,**

**HOUSE SPONSORSHIP**

**Clifford and Gonzalez R.,**

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**Senate Committees**  
Local Government & Housing

**House Committees**

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**A BILL FOR AN ACT**

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

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**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.

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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.

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 (7.5) 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" HAS THE MEANING SET FORTH IN SECTION 24-33.5-122.

15           (5.5) ~~"Home improvement loan"~~ means a loan of money for the  
16       alteration, repair, or improvement of an existing housing facility. The  
17       term does not include a loan for a pool, hot tub, or any other construction  
18       not directly improving the structural integrity, general appearance, or  
19       living conditions within the housing facility.

20           (5.6) "GOVERNING BODY" MEANS THE BOARD, COUNCIL, OFFICER,  
21       OR GROUP CHARGED WITH EXERCISING THE LEGISLATIVE POWER OF A  
22       GOVERNMENT.

23           (5.8) "GOVERNMENT" MEANS THE FEDERAL GOVERNMENT, THE  
24       STATE GOVERNMENT, AND ANY COUNTY, MUNICIPALITY, OR STATE  
25       AGENCY.

26           (5.9) "HOME IMPROVEMENT LOAN" MEANS A LOAN OF MONEY FOR  
27       THE ALTERATION, REPAIR, OR IMPROVEMENT OF AN EXISTING HOUSING

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

5               (7.5) "LAW ENFORCEMENT OFFICER" MEANS ANY OFFICER  
6       CERTIFIED BY THE COLORADO PEACE OFFICER STANDARDS AND TRAINING  
7       BOARD PURSUANT TO SECTION 24-31-305 AND WORKING AS A LAW  
8       ENFORCEMENT OFFICER IN THE STATE.

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

11               **29-4-712. Powers of the board - executive director - mortgage**  
12      **purchase - loans to lenders - assistance in providing housing facilities.**

13               (4) (a) Mortgage loans made by lenders to families with the  
14       proceeds of a loan as provided for in subsection (3) of this section,  
15       pursuant to a commitment to purchase as provided for in ~~paragraph (a) of~~  
16       ~~subsection (3.5)~~ SUBSECTION (3.5)(a) of this section, or with the proceeds  
17       of the purchase of a mortgage loan as provided for in ~~paragraph (b) of~~  
18       ~~subsection (3.5)~~ SUBSECTION (3.5)(b) of this section, shall be to families  
19       who qualify as low-income or low- or moderate-income families OR TO  
20       FAMILIES OF LAW ENFORCEMENT OFFICERS WORKING IN COLORADO OR  
21       FAMILIES OF FIRST RESPONDERS WORKING IN COLORADO.

22               **SECTION 4. Act subject to petition - effective date.** This act  
23       takes effect at 12:01 a.m. on the day following the expiration of the  
24       ninety-day period after final adjournment of the general assembly (August  
25       12, 2026, if adjournment sine die is on May 13, 2026); except that, if a  
26       referendum petition is filed pursuant to section 1 (3) of article V of the  
27       state constitution against this act or an item, section, or part of this act

1      within such period, then the act, item, section, or part will not take effect  
2      unless approved by the people at the general election to be held in  
3      November 2026 and, in such case, will take effect on the date of the  
4      official declaration of the vote thereon by the governor.