

Second Regular Session  
Seventy-fifth General Assembly  
STATE OF COLORADO

**REENGROSSED**

*This Version Includes All Amendments  
Adopted in the House of Introduction*

LLS NO. 26-0227.01 Pierce Lively x2059

**HOUSE BILL 26-1065**

**HOUSE SPONSORSHIP**

**McCluskie and Woodrow**, Boesenecker, Camacho, Jackson, Lindsay, Paschal, Stewart R., Velasco, Zokaie, Bacon, Carter, Duran, English, Froelich, Hamrick, Lieder, Lukens, McCormick, Nguyen, Rutinel, Rydin, Stewart K.

**SENATE SPONSORSHIP**

**Roberts and Exum**, Hinrichsen, Jodeh, Kipp

**House Committees**

Finance  
Appropriations

**Senate Committees**

**A BILL FOR AN ACT**

101 **CONCERNING TRANSIT AND HOUSING INVESTMENT ZONES, AND, IN**  
102 **CONNECTION THEREWITH, MAKING AN APPROPRIATION.**

**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>.)*

**Section 2** of the bill creates the "Transit Investment Area Act" and:

- Creates a mechanism for a local government and transit agency, subject to state approval, to undertake a transit investment project (project), to designate a transit investment area (area) in which the project will be built,

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.*

HOUSE  
3rd Reading Unamended  
May 4, 2026

HOUSE  
Amended 2nd Reading  
May 1, 2026

and to create a transit investment authority (authority) or to designate other financing entities with the power to receive and use the increment of revenue derived from the state sales tax collected in the area that is equal to the amount of state sales tax revenue collected in an area above a designated base amount plus 20% of that same revenue (state sales tax increment revenue) to be used to finance eligible improvements related to the project;

- Allows a local government to apply to the office of economic development and the Colorado economic development commission (commission) to undertake a project, and, in connection with the project, to form an authority or to designate a county revitalization authority, metropolitan district, or urban renewal authority as the approved financing entity;
- Specifies the information that a local government is required to include in the application for a project and the criteria that the project is required to satisfy to be approved;
- Requires the director of the office of economic development (director) to review each application for a project and to make an initial determination regarding whether the application meets the specified criteria;
- Requires the director to forward each application to the commission with a recommendation regarding whether the project should be approved;
- Directs the commission to review each application and to approve or reject the project and, as part of the approval of a project, allows the commission to authorize the collection and use of the state sales tax increment revenue for a designated number of years not to exceed 30 years;
- Allows the commission to approve no more than 3 transit investment projects in any calendar year and no more than 6 in total;
- Allows the commission to dedicate no more than \$75 million in a fiscal year to the transit investment projects it approves;
- If requested by the local government, allows the commission to authorize the creation of an authority to receive and spend state sales tax increment revenue;
- Specifies that an authority is governed by a board consisting of a certain number of members appointed by the commission and a certain number of members appointed by the local government;
- Specifies the powers of the authority and the manner in which the state sales tax increment revenue is divided and

- used;
- Requires the financing entity for a project to submit a report containing specified information to the commission; and
- Authorizes a county revitalization authority, an urban renewal authority, or a metropolitan district to receive and disburse the state sales tax increment revenue generated within an area and to act as the financing entity for the area.

**Section 9** creates the Colorado affordable housing in transit investment zones tax credit (tax credit). The tax credit is administered in the same manner as the Colorado affordable housing in transit-oriented communities tax credit; except that the tax credit is awarded in connection with qualified low- and middle-income housing projects in transit and housing zones. The bill allows \$50 million of credits to be awarded each calendar year beginning in the 2027 calendar year through the 2033 calendar year.

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

2 **SECTION 1. Legislative declaration.**

3 (1) The general assembly finds and declares that:

4 (a) Colorado has invested significantly in public transit systems  
5 in the last several decades, funding over six billion dollars across  
6 eighty-five miles of new rail lines along the front range;

7 (b) Investments in public transit systems across Colorado will  
8 continue in the coming years with new bus rapid transit lines, rail  
9 systems, and upgrades to local, intercity, and regional bus services;

10 (c) Despite recent investments in public transit systems across  
11 Colorado, transit ridership in Colorado lags behind peer states around the  
12 country, due in part to a lack of housing near these transit lines and  
13 infrastructure barriers that can make it challenging for people to access  
14 transit stations;

15 (d) Encouraging more housing near transit is important for  
16 increasing transit ridership and improving the cost-effectiveness of transit

1 services;

2 (e) Researchers have found that higher residential densities  
3 citywide increase cost-effectiveness for light rail and bus rapid transit  
4 services, as described in the article "Cost of a Ride: The Effects of  
5 Densities on Fixed-Guideway Transit Ridership and Costs" by Erick  
6 Guerra and Robert Cervero;

7 (f) Most light and commuter rail stations and frequent bus  
8 corridors in Colorado have lower housing unit density than is necessary  
9 to support frequent transit;

10 (g) Based on 2020 census block housing unit data, over ninety  
11 percent of rail stations and eighty-four percent of bus rapid transit and  
12 frequent bus corridors along the front range have fewer than fifteen  
13 housing units per acre on average within walking distance, while  
14 researchers have generally found that a minimum of fifteen housing units  
15 per acre of built density is needed to support frequent transit;

16 (h) Transit-oriented development, including connecting housing  
17 opportunities and services with safe multimodal infrastructure and public  
18 transit, improves the accessibility of communities for people with  
19 disabilities and limited mobility;

20 (i) People with disabilities are more likely to live in households  
21 with zero cars, are less likely to drive, and are more likely to rely on  
22 public transit or paratransit, according to the 2017 "National Household  
23 Travel Survey";

24 (j) The design of the built environment surrounding transit  
25 stations, including the presence of sidewalks, crosswalks, bike lanes, and  
26 other multimodal infrastructure, influences the accessibility to transit  
27 stations and overall transit ridership, as identified by studies such as

1 "Travel and the Built Environment: A Meta-Analysis" by Reid Ewing and  
2 Robert Cervero, and "Transit commuting, the network accessibility effect,  
3 and the built environment in station areas across the United States" in the  
4 journal Research in Transportation Economics;

5 (k) Improvements to the design of the built environment  
6 surrounding transit stations support placemaking, which is the process of  
7 intentionally planning, designing, and building infrastructure and housing  
8 that capitalize on a community's amenities and culture;

9 (l) Placemaking can enhance the desirability of a given  
10 community and the well-being of those who live in, work in, or visit a  
11 given community, and can create a strong demand for housing in a  
12 community;

13 (m) The 2023 Community and Transportation Preferences Survey  
14 published by the National Association of Realtors found that when  
15 deciding where to live, seventy-nine percent of people said being within  
16 an easy walk of other places and things, such as shops and parks, is  
17 very/somewhat important, eighty-five percent said sidewalks and places  
18 to walk are very/somewhat important, and sixty-five percent said having  
19 public transport nearby is very/somewhat important; and

20 (n) The 1998 Assessment of the Economic Impacts of Rural  
21 Public Transportation published by the Transit Cooperative Research  
22 Program, which assessed the economic impacts of rural public  
23 transportation, found that there was an eleven percent difference in  
24 average net earnings growth between rural counties that had public transit  
25 systems and those rural counties that did not.

26 (2) (a) Pursuant to section 39-26-104 (3), sales delivered to a  
27 purchaser within a transit investment area are properly sourced to the

1 transit investment area;

2 (b) Due to technical limitations, the increment calculation can  
3 only factor in sales made in person within the TIF area, even though  
4 additional online and delivery sales will be induced through more housing  
5 availability and attractive living options due to transit access provided;

6 (c) According to the United States census bureau's Quarterly  
7 Retail E-Commerce Sales Report, approximately fifteen percent of sales  
8 nationally are made online, and therefore we assume that of the calculated  
9 increment from in-person sales, inflating by an additional twenty percent  
10 were unable to be captured due to technical limitations, but would  
11 otherwise be included in the allocated increment; and

12 (d) Therefore, it may be necessary to allow the department to  
13 allocate a small amount of state sales tax revenue in excess of the state  
14 sales tax collected on in-person sales made within each transit investment  
15 area. A small amount of the general fund is needed to fulfill the increment  
16 that would have been calculated if tracking at that level of detail were  
17 feasible, and is a technical adjustment, not state fiscal year spending.

18 (3) Therefore, by enacting this House Bill 26-1065, the general  
19 assembly intends to establish new financing tools utilizing tax increment  
20 financing to encourage local government efforts to improve infrastructure  
21 near transit and rail stations that will promote placemaking and spur  
22 housing development supported by tax credits, which would not occur  
23 without the enactment of this House Bill 26-1065.

24 (4) Given that communities across the state can use support to  
25 further invest in infrastructure, transit, and housing, the general assembly  
26 finds and declares that the new financing options created in this House  
27 Bill 26-1065 are available to communities throughout the state, and this

1 financing option should be used in a manner that considers geographic  
2 diversity.

3 (5) Although this House Bill 26-1065 only allows the Colorado  
4 economic development commission to approve six transit investment  
5 projects, the general assembly anticipates that these transit investment  
6 projects will be successful and it is the intent of the general assembly to  
7 later authorize the Colorado economic development commission to  
8 approve additional transit investment projects as state resources allow.

9 **SECTION 2.** In Colorado Revised Statutes, **add** part 4 to article  
10 46 of title 24 as follows:

11 PART 4

12 TRANSIT INVESTMENT AREA ACT

13 **24-46-401. Short title.**

14 THE SHORT TITLE OF THIS PART 4 IS THE "TRANSIT INVESTMENT  
15 AREA ACT".

16 **24-46-402. Definitions.**

17 AS USED IN THIS PART 4, UNLESS THE CONTEXT OTHERWISE  
18 REQUIRES:

19 (1) "AERIAL TRANSIT FACILITY" MEANS ONE OR MORE PHYSICAL  
20 STRUCTURES THAT USE AERIAL CABLES TO MOVE PASSENGERS AND THAT  
21 LINK DIRECTLY TO ANOTHER FORM OF MASS TRANSIT, SUCH AS PASSENGER  
22 RAIL, LIGHT RAIL, OTHER TYPES OF TRAINS, TROLLEYS, OR BUSES.

23 (2) (a) "BASE YEAR REVENUE" MEANS AN AMOUNT EQUAL TO THE  
24 STATE SALES TAX REVENUE COLLECTED ON IN-PERSON SALES MADE  
25 WITHIN A PROPOSED TRANSIT INVESTMENT AREA DURING THE  
26 TWELVE-MONTH PERIOD IMMEDIATELY PRIOR TO THE MONTH IN WHICH A  
27 TRANSIT INVESTMENT PROJECT IS AUTHORIZED, AS DETERMINED BY THE

1 DEPARTMENT.

2 (b) AFTER THE FIRST TWELVE MONTHS OF COLLECTION AND  
3 DISTRIBUTION PURSUANT TO SECTION 24-46-406 (1), AND ANNUALLY  
4 THEREAFTER, THE DEPARTMENT SHALL ADJUST THE BASE YEAR REVENUE  
5 BY THE AMOUNT OF THE BASELINE GROWTH RATE ESTABLISHED BY THE  
6 COMMISSION PURSUANT TO SECTION 24-46-404 (3)(d)(I).

7 (3) "BASELINE GROWTH RATE" MEANS THE FORECASTED GROWTH  
8 IN STATE SALES TAX REVENUE COLLECTED ON IN-PERSON SALES MADE  
9 WITHIN A PROPOSED TRANSIT INVESTMENT AREA ABOVE THE BASE YEAR  
10 REVENUE THAT WOULD BE COLLECTED ON IN-PERSON SALES MADE WITHIN  
11 A PROPOSED TRANSIT INVESTMENT AREA IF THE PROPOSED TRANSIT  
12 INVESTMENT PROJECT DID NOT OCCUR, AS DETERMINED BY THE OFFICE OF  
13 ECONOMIC DEVELOPMENT PURSUANT TO SECTION 24-46-403 (2), BASED ON  
14 DATA FROM THE PREVIOUS TEN-YEAR PERIOD IMMEDIATELY PRECEDING  
15 THE SUBMISSION OF AN APPLICATION.

16 (4) "BOND" MEANS A BOND OR OTHER CONTRACTUAL OBLIGATION  
17 AND FORM OF INDEBTEDNESS FOR THE PAYMENT OF WHICH A FINANCING  
18 ENTITY HAS PROMISED TO PLEDGE STATE SALES TAX INCREMENT REVENUE  
19 OR ANY OTHER LEGALLY AVAILABLE REVENUES PLEDGED AT THE  
20 DISCRETION OF THE FINANCING ENTITY.

21 (5) "COMMISSION" MEANS THE COLORADO ECONOMIC  
22 DEVELOPMENT COMMISSION CREATED IN SECTION 24-46-102.

23 (6) "COUNTY REVITALIZATION AUTHORITY" HAS THE MEANING SET  
24 FORTH IN SECTION 30-31-103 (6).

25 (7) "DEPARTMENT" MEANS THE DEPARTMENT OF REVENUE  
26 CREATED IN SECTION 24-35-101.

27 (8) "DIRECTOR" MEANS THE DIRECTOR OF THE COLORADO OFFICE

1 OF ECONOMIC DEVELOPMENT CREATED IN SECTION 24-48.5-101.

2 (9) "ELIGIBLE COSTS" MEANS THE COSTS OF:

3 (a) DESIGNING, CONSTRUCTING, FINANCING, AND MAINTAINING  
4 ELIGIBLE IMPROVEMENTS DESIGNATED BY THE COMMISSION AS PART OF AN  
5 APPROVED TRANSIT INVESTMENT PROJECT. THESE COSTS INCLUDE THE  
6 COSTS OF:

7 (I) ENGINEERING, INCLUDING CONSTRUCTION ENGINEERING;

8 (II) SURVEYING, INCLUDING CONSTRUCTION SURVEYING;

9 (III) CONSTRUCTION LABOR AND MATERIALS;

10 (IV) DESIGN, INCLUDING BONDING, INSURANCE, AND PERMITTING  
11 FEES;

12 (V) PLANNING;

13 (VI) LEGAL SERVICES;

14 (VII) ACCOUNTING;

15 (VIII) OVERHEAD OR ADMINISTRATIVE STAFFING;

16 (IX) FINANCING;

17 (X) BOND ISSUANCE OR REISSUANCE AND UNDERWRITING;

18 (XI) INTEREST PAYMENTS;

19 (XII) LOAN ORIGINATION FEES;

20 (XIII) OPERATIONS; AND

21 (XIV) SIMILAR NECESSARY AND CONVENIENT COSTS INCURRED BY  
22 THE FINANCING ENTITY IN EXERCISING ITS POWERS PURSUANT TO THIS  
23 PART 4.

24 (b) FUNDS ADVANCED BY PRIVATE DEVELOPERS WITHIN THE  
25 TRANSIT INVESTMENT PROJECT TO, OR ON BEHALF OF, THE FINANCING  
26 ENTITY FOR ELIGIBLE IMPROVEMENTS, WHETHER A PRIVATE DEVELOPER  
27 ADVANCES THOSE FUNDS PURSUANT TO LOANS OR CONTRACTUAL FUNDING

1 AND REIMBURSEMENT AGREEMENTS;

2 (c) REASONABLE INTEREST ON THE FUNDS ADVANCED BY A  
3 PRIVATE DEVELOPER PURSUANT TO SUBSECTION (8)(b) OF THIS SECTION;

4 (d) A FINANCING ENTITY'S COSTS FOR PURCHASING ELIGIBLE  
5 IMPROVEMENTS CONSTRUCTED AND OWNED BY THIRD PARTIES EITHER  
6 BEFORE OR AFTER DESIGNATION OF THE TRANSIT INVESTMENT PROJECT;  
7 AND

8 (e) COSTS AND EXPENSES INCURRED BY A FINANCING ENTITY  
9 PURSUANT TO SECTION 24-35-123 AND IN COMPLYING WITH ITS ANNUAL  
10 REPORT AND AUDIT OBLIGATIONS UNDER THIS PART 4.

11 (10) "ELIGIBLE IMPROVEMENTS" MEANS THE SPECIFIC  
12 IMPROVEMENTS AUTHORIZED BY THE COMMISSION AS PART OF AN  
13 APPROVED TRANSIT INVESTMENT PROJECT, INCLUDING:

14 (a) ROADS;

15 (b) STREETS;

16 (c) STATE HIGHWAYS;

17 (d) RIGHTS-OF-WAY;

18 (e) LIGHTING;

19 (f) DIRECTION AND LOCATION SIGNAGE AND SIMILAR SIGNAGE;

20 (g) LAND ACQUISITION;

21 (h) SURVEYING, ENGINEERING, SOILS TESTING, SITE PLANNING,  
22 GRADING, AND SIMILAR ACTIVITIES NECESSARY OR CONVENIENT FOR SITE  
23 PREPARATION AND DEVELOPMENT;

24 (i) TRAILS AND PATHS;

25 (j) PUBLIC SAFETY FACILITIES;

26 (k) LANDSCAPING;

27 (l) TRANSPORTATION FACILITIES;

- 1 (m) BICYCLE AND PEDESTRIAN INFRASTRUCTURE;  
2 (n) SURFACE AND STRUCTURED PARKING FACILITIES; AND  
3 (o) ANY OTHER FACILITIES OR IMPROVEMENTS NECESSARY OR  
4 CONVENIENT FOR THE COMPLETION OF AN APPROVED PROJECT.

5 (11) (a) "FINANCING ENTITY" MEANS THE ENTITY DESIGNATED BY  
6 THE COMMISSION IN CONNECTION WITH ITS APPROVAL OF A TRANSIT  
7 INVESTMENT PROJECT TO RECEIVE AND USE STATE SALES TAX INCREMENT  
8 REVENUE.

9 (b) A COUNTY REVITALIZATION AUTHORITY, A METROPOLITAN  
10 DISTRICT, AN URBAN RENEWAL AUTHORITY, OR ANY TRANSIT INVESTMENT  
11 AUTHORITY TO BE FORMED PURSUANT TO THIS PART 4 MAY QUALIFY AS A  
12 FINANCING ENTITY.

13 (12) "FINANCING TERM" MEANS THE AGGREGATE PERIOD NOT TO  
14 EXCEED THIRTY YEARS AUTHORIZED BY THE COMMISSION PURSUANT TO  
15 THIS PART 4 DURING WHICH THE FINANCING ENTITY IS AUTHORIZED TO  
16 RECEIVE AND USE STATE SALES TAX INCREMENT REVENUE TO FINANCE  
17 ELIGIBLE COSTS.

18 (13) "INFLATION OR DEFLATION" MEANS THE ANNUAL PERCENTAGE  
19 CHANGE IN THE UNITED STATES DEPARTMENT OF LABOR'S BUREAU OF  
20 LABOR STATISTICS CONSUMER PRICE INDEX, OR A SUCCESSOR INDEX, FOR  
21 DENVER-AURORA-LAKEWOOD FOR ALL ITEMS PAID FOR BY URBAN  
22 CONSUMERS.

23 (14) "LOCAL GOVERNMENT" MEANS A CITY, COUNTY, CITY AND  
24 COUNTY, TOWN, OR A GROUP OF CONTIGUOUS CITIES, COUNTIES, CITIES  
25 AND COUNTIES, OR TOWNS.

26 (15) "OFFICE OF ECONOMIC DEVELOPMENT" MEANS THE  
27 COLORADO OFFICE OF ECONOMIC DEVELOPMENT CREATED IN SECTION

1 24-48.5-101.

2 (16) "PASSENGER RAIL STATION" HAS THE MEANING SET FORTH IN  
3 SECTION 32-22-102 (8).

4 (17) (a) "STATE SALES TAX INCREMENT REVENUE" MEANS AN  
5 ANNUAL AMOUNT EQUAL TO THE TOTAL OF:

6 (I) THE ANNUAL REVENUE DERIVED FROM STATE SALES TAXES  
7 COLLECTED ON IN-PERSON SALES MADE WITHIN A DESIGNATED TRANSIT  
8 INVESTMENT AREA IN EXCESS OF THE AMOUNT OF BASE YEAR REVENUE  
9 ADJUSTED TO ACCOUNT FOR THE BASELINE GROWTH RATE; AND

10 (II) TWENTY PERCENT OF THE AMOUNT CALCULATED PURSUANT TO  
11 SUBSECTION (17)(a)(I) OF THIS SECTION, WHICH TWENTY PERCENT  
12 APPROXIMATES SALES DELIVERED FROM WITHOUT THE DESIGNATED  
13 TRANSIT INVESTMENT AREA THAT ARE UNABLE TO BE MEASURED AND  
14 THEREFORE NOT INCLUDED AS IN-PERSON SALES MADE WITHIN A  
15 DESIGNATED TRANSIT INVESTMENT AREA.

16 (b) (I) EXCEPT THAT, AS APPLIED FOR A TRANSIT INVESTMENT  
17 AREA THAT IS WITHIN A REGIONAL TOURISM ZONE ESTABLISHED BY THE  
18 COLORADO ECONOMIC DEVELOPMENT COMMISSION PURSUANT TO SECTION  
19 24-46-305 (3), "STATE SALES TAX INCREMENT REVENUE" MEANS AN  
20 ANNUAL AMOUNT EQUAL TO THE LESSER OF:

21 (A) STATE SALES TAX INCREMENT REVENUE AS DETERMINED  
22 PURSUANT TO SUBSECTION (17)(a) OF THIS SECTION; OR

23 (B) THE EXCESS, IF ANY, OF THE REGIONAL TOURISM ACT STATE  
24 SALES TAX INCREMENT REVENUE OVER THE PAYABLE REGIONAL TOURISM  
25 ACT STATE SALES TAX INCREMENT REVENUE.

26 (II) AS USED IN THIS SUBSECTION (17)(b), UNLESS THE CONTEXT  
27 OTHERWISE REQUIRES:

1 (A) "COLORADO ECONOMIC DEVELOPMENT COMMISSION" HAS THE  
2 SAME MEANING AS IN SECTION 24-46-303 (2).

3 (B) "PAYABLE REGIONAL TOURISM ACT STATE SALES TAX  
4 INCREMENT REVENUE" MEANS THE AMOUNT OF REGIONAL TOURISM ACT  
5 STATE SALES TAX INCREMENT REVENUE THAT, PURSUANT TO SECTION  
6 24-46-307 (1)(b), THE DEPARTMENT ALLOCATES AND PAYS INTO A SPECIAL  
7 FUND CREATED BY A FINANCING ENTITY IN ACCORDANCE WITH THE  
8 AMOUNT OF REGIONAL TOURISM ACT STATE SALES TAX INCREMENT  
9 REVENUE AUTHORIZED FOR ALLOCATION BY THE DEPARTMENT TO THE  
10 FINANCING ENTITY BY THE COLORADO ECONOMIC DEVELOPMENT  
11 COMMISSION PURSUANT TO SECTION 24-46-305 (4).

12 (C) "REGIONAL TOURISM ACT STATE SALES TAX INCREMENT  
13 REVENUE" MEANS THE AMOUNT OF "STATE SALES TAX INCREMENT  
14 REVENUE", AS DEFINED IN SECTION 24-46-303 (12), ATTRIBUTED TO THE  
15 PORTION OF A REGIONAL TOURISM ZONE THAT IS WITHIN THE TRANSIT  
16 INVESTMENT AREA.

17 (D) "REGIONAL TOURISM ZONE" HAS THE MEANING SET FORTH IN  
18 SECTION 24-46-303 (11).

19 (18) "TRANSIT AGENCY" MEANS A LOCAL OR REGIONAL TRANSIT  
20 DISTRICT, OR A REGIONAL TRANSPORTATION AUTHORITY THAT PROVIDES  
21 PUBLIC TRANSIT.

22 (19) "TRANSIT AND HOUSING INVESTMENT ZONE" MEANS THE AREA  
23 DESIGNATED BY THE OFFICE OF ECONOMIC DEVELOPMENT IN THE TRANSIT  
24 AND HOUSING INVESTMENT ZONE MAP PURSUANT TO SECTION 24-48.5-136.

25 (20) "TRANSIT INVESTMENT AREA" MEANS A GEOGRAPHIC AREA  
26 THAT IS WITHIN A TRANSIT AND HOUSING INVESTMENT ZONE AND THAT  
27 THE COMMISSION APPROVES AS PART OF A TRANSIT INVESTMENT PROJECT

1 PURSUANT TO SECTION 24-46-404 (3)(d)(I)(B). A TRANSIT INVESTMENT  
2 AREA:

3 (a) SHALL NOT EXTEND INTO THE TERRITORIAL BOUNDARIES OF  
4 ANY LOCAL GOVERNMENT, UNLESS THE LOCAL GOVERNMENT REQUESTS  
5 THAT THE TRANSIT INVESTMENT AREA IS WITHIN ITS BOUNDARIES AT  
6 LEAST IN PART;

7 (b) MAY ONLY INCLUDE PART OF A LOCAL GOVERNMENT'S  
8 JURISDICTION;

9 (c) MAY INCLUDE NONCONTIGUOUS TRACTS OR PARCELS OF  
10 PROPERTY IN THE SAME TRANSIT INVESTMENT AREA; AND

11 (d) MAY EXTEND BEYOND THE RELEVANT TRANSIT INVESTMENT  
12 ZONE DESIGNATED BY THE OFFICE OF ECONOMIC DEVELOPMENT PURSUANT  
13 TO SECTION 24-48.5-136, IF THE RELEVANT TRANSIT INVESTMENT ZONE  
14 ENCOMPASSES A COMMUNITY THAT IS NOT EVENLY DISTRIBUTED DUE TO  
15 GEOGRAPHICAL CONSTRAINT INCLUDING MOUNTAINS, WATER FEATURES,  
16 AND OTHER NATURAL TOPOGRAPHICAL FEATURES, BUT IN SO DOING SHALL  
17 NOT EXTEND FURTHER THAN THREE MILES FROM A TRANSPORTATION  
18 FACILITY AS CALCULATED BY MEASURING THE DISTANCE ALONG A ROAD  
19 OR PEDESTRIAN NETWORK THAT IS USED TO ACCESS THE TRANSPORTATION  
20 FACILITY.

21 (21) "TRANSIT INVESTMENT AUTHORITY" OR "AUTHORITY" MEANS  
22 A CORPORATE BODY ORGANIZED PURSUANT TO THIS PART 4 FOR THE  
23 PURPOSES, WITH THE POWERS, AND SUBJECT TO THE RESTRICTIONS SET  
24 FORTH IN THIS PART 4 AND THE FORMATION OF WHICH HAS BEEN  
25 APPROVED BY THE COMMISSION PURSUANT TO THIS PART 4.

26 (22) "TRANSIT INVESTMENT PROJECT" OR "PROJECT" MEANS A  
27 DEVELOPMENT PROJECT THAT IS PLANNED TO INCLUDE A TRANSPORTATION

1 FACILITY OR SIGNIFICANT IMPROVEMENTS TO A TRANSPORTATION FACILITY  
2 TOGETHER WITH ANCILLARY USES, STRUCTURES, AND IMPROVEMENTS,  
3 AND THAT THE COMMISSION APPROVES PURSUANT TO SECTION 24-46-404  
4 (3).

5 (23) (a) "TRANSIT STATION" MEANS AN IN-PERSON LOCATION  
6 DESIGNED TO INTEGRATE AND FACILITATE THE CONNECTION BETWEEN  
7 MULTIPLE MODES OF TRANSPORTATION, INCLUDING:

- 8 (I) PUBLIC TRANSIT, SUCH AS BUSES;
- 9 (II) LIGHT RAIL, AERIAL TRANSIT, AND COMMUTER RAIL;
- 10 (III) ACTIVE TRANSPORTATION, SUCH AS BICYCLE AND PEDESTRIAN  
11 INFRASTRUCTURE;
- 12 (IV) SHARED MOBILITY SERVICES INCLUDING CAR SHARE, BIKE  
13 SHARE, AND SCOOTER SHARE;
- 14 (V) RIDE-HAILING AND DEMAND-RESPONSIVE SERVICES; AND
- 15 (VI) PRIVATE VEHICLES.

16 (b) A TRANSIT STATION MAY INCLUDE RELATED INFRASTRUCTURE  
17 THAT SUPPORTS SEAMLESS AND EFFICIENT MULTIMODAL TRAVEL, SUCH AS  
18 PARK-AND-RIDE FACILITIES, ELECTRIC VEHICLE CHARGING STATIONS,  
19 BICYCLE STORAGE, WAYFINDING SYSTEMS, AND PASSENGER AMENITIES.

20 (24) "TRANSPORTATION FACILITY" MEANS A TRANSIT STATION OR  
21 PASSENGER RAIL STATION.

22 (25) "URBAN RENEWAL AUTHORITY" HAS THE MEANING SET FORTH  
23 IN SECTION 31-25-103 (8.5).

24 **24-46-403. Transit investment project - application -**  
25 **requirements - transit investment zones cash fund.**

26 (1) BEGINNING JANUARY 1, 2027, A LOCAL GOVERNMENT, EITHER  
27 ALONE OR IN PARTNERSHIP WITH A TRANSIT AGENCY THAT HAS

1 JURISDICTION WITHIN A PROPOSED TRANSIT INVESTMENT AREA, MAY  
2 SUBMIT AN APPLICATION TO THE OFFICE OF ECONOMIC DEVELOPMENT FOR  
3 THE APPROVAL OF A TRANSIT INVESTMENT PROJECT, INCLUDING THE:

- 4 (a) DESIGNATION OF A TRANSIT INVESTMENT AREA;
- 5 (b) CREATION OF A TRANSIT INVESTMENT AUTHORITY, AS  
6 NECESSARY; AND
- 7 (c) DESIGNATION OF A FINANCING ENTITY TO RECEIVE, USE, AND  
8 DISBURSE STATE SALES TAX INCREMENT REVENUE FOR ELIGIBLE COSTS.

9 (2) (a) BEFORE A LOCAL GOVERNMENT SUBMITS AN APPLICATION  
10 FOR A TRANSIT INVESTMENT PROJECT TO THE OFFICE OF ECONOMIC  
11 DEVELOPMENT PURSUANT TO SUBSECTION (1) OF THIS SECTION, THE LOCAL  
12 GOVERNMENT MUST SUBMIT A MAP SHOWING THE PROPOSED BOUNDARIES  
13 OF A PROPOSED TRANSIT INVESTMENT AREA TO THE OFFICE OF ECONOMIC  
14 DEVELOPMENT, ALONG WITH DATA USED TO ESTIMATE THE STATE SALES  
15 TAX INCREMENT REVENUE AND A CALCULATION SHOWING THE PROJECTED  
16 BASELINE GROWTH RATE. THE OFFICE OF ECONOMIC DEVELOPMENT SHALL  
17 VERIFY WHETHER THE PROPOSED TRANSIT INVESTMENT AREA IS WITHIN A  
18 TRANSIT AND HOUSING INVESTMENT ZONE THAT IS ESTABLISHED IN  
19 RELATION TO A TRANSIT FACILITY THAT IS THE SUBJECT OF THE TRANSIT  
20 INVESTMENT PROJECT IN THE LOCAL GOVERNMENT'S APPLICATION  
21 SUBMITTED PURSUANT TO SUBSECTION (1) OF THIS SECTION, AND THE  
22 OFFICE OF ECONOMIC DEVELOPMENT SHALL ENTER INTO A CONTRACT WITH  
23 A THIRD-PARTY ANALYST TO DETERMINE THE BASELINE GROWTH RATE FOR  
24 THE PROPOSED TRANSIT INVESTMENT AREA. IN DETERMINING THE  
25 BASELINE GROWTH RATE, THE CONTRACTED THIRD PARTY SHALL  
26 CONSIDER THE GROWTH RATE FOR THE PROPOSED TRANSIT INVESTMENT  
27 AREA DURING AT LEAST THE PREVIOUS TEN CALENDAR YEARS. THE

1 THIRD-PARTY ANALYST SHALL DELIVER ITS FINDINGS TO THE OFFICE OF  
2 STATE PLANNING AND BUDGETING FOR REVIEW.

3 (b) THE OFFICE OF ECONOMIC DEVELOPMENT MAY CHARGE A  
4 LOCAL GOVERNMENT A SUBMISSION FEE OF UP TO SEVEN THOUSAND FIVE  
5 HUNDRED DOLLARS PER SUBMISSION, AND THE STATE TREASURER SHALL  
6 CREDIT THAT FEE TO THE TRANSIT INVESTMENT ZONES CASH FUND  
7 CREATED IN SUBSECTION (6) OF THIS SECTION, FOR THE COSTS INCURRED  
8 IN CONTRACTING WITH A THIRD-PARTY ANALYST FOR THE DETERMINATION  
9 OF THE BASELINE GROWTH RATE FOR THE PROPOSED TRANSIT INVESTMENT  
10 AREA PURSUANT TO SUBSECTION (2)(a) OF THIS SECTION. THE OFFICE OF  
11 ECONOMIC DEVELOPMENT SHALL ANNUALLY ADJUST FOR INFLATION OR  
12 DEFATION THE FEE REQUIRED PURSUANT TO THIS SUBSECTION (2)(b) AND  
13 SHALL ROUND THE ADJUSTED AMOUNT UPWARD OR DOWNWARD TO THE  
14 NEAREST HUNDRED DOLLARS.

15 (c) THE LOCAL GOVERNMENT AND THE THIRD-PARTY ANALYST  
16 RETAINED PURSUANT TO SUBSECTION (3)(j) OF THIS SECTION SHALL USE  
17 THE BASELINE GROWTH RATE DETERMINED BY A CONTRACTED THIRD  
18 PARTY PURSUANT TO SUBSECTION (2)(a) OF THIS SECTION IN THEIR  
19 ASSUMPTIONS AND ECONOMIC ANALYSES FOR THE PURPOSE OF  
20 CALCULATING THE TOTAL CUMULATIVE DOLLAR AMOUNT AVAILABLE TO  
21 BE PLEDGED TO THE PROPOSED TRANSIT INVESTMENT PROJECT AS  
22 REQUIRED BY SUBSECTIONS (3)(i) AND (3)(j) OF THIS SECTION.

23 (3) A LOCAL GOVERNMENT THAT SUBMITS AN APPLICATION  
24 PURSUANT TO SUBSECTION (1) OF THIS SECTION MUST SUBMIT THE  
25 APPLICATION TO THE OFFICE OF ECONOMIC DEVELOPMENT IN A FORM AND  
26 MANNER TO BE DETERMINED BY THE COMMISSION. AN APPLICATION MUST  
27 INCLUDE AT LEAST:

1 (a) MAPS OF THE PROPOSED PROJECT AREA SHOWING BOTH  
2 CURRENT CONDITIONS AND A CONCEPTUAL RENDERING OF THE PROPOSED  
3 TRANSIT INVESTMENT PROJECT IN ITS ANTICIPATED BUILT CONDITION;

4 (b) A MAP SHOWING THE PROPOSED BOUNDARIES OF THE PROPOSED  
5 TRANSIT INVESTMENT AREA;

6 (c) A NARRATIVE DESCRIPTION OF THE PROPOSED TRANSIT  
7 INVESTMENT PROJECT, INCLUDING:

8 (I) THE LOCATION AND ESTIMATED OVERALL COST;

9 (II) ESTIMATED ELIGIBLE COSTS;

10 (III) THE ANTICIPATED SCOPE AND PHASING OF ELIGIBLE  
11 IMPROVEMENTS;

12 (IV) THE INFRASTRUCTURE EXISTING OR NEEDED IN CONNECTION  
13 WITH THE PROPOSED TRANSIT INVESTMENT PROJECT; AND

14 (V) AN OPERATIONS, MAINTENANCE, AND CAPITAL RESERVE PLAN  
15 FOR THE PROPOSED TRANSIT INVESTMENT PROJECT;

16 (d) A DISCUSSION OF THE APPLICATION CRITERIA ESTABLISHED IN  
17 SUBSECTION (4) OF THIS SECTION AND HOW THE PROPOSED TRANSIT  
18 INVESTMENT PROJECT WILL MEET THE CRITERIA. THIS DISCUSSION SHALL  
19 INCLUDE AN ECONOMIC ANALYSIS DETAILING:

20 (I) PROJECTED ECONOMIC DEVELOPMENT;

21 (II) IMPACT OF THE PROJECT ON FUTURE STATE SALES TAX  
22 REVENUE IN THE TRANSIT INVESTMENT AREA DURING AND AFTER THE  
23 FINANCING TERM; AND

24 (III) ANY OTHER INFORMATION REASONABLY REQUESTED BY THE  
25 COMMISSION;

26 (e) (I) A DESCRIPTION OF THE PROPOSED FINANCING ENTITY; AND

27 (II) A GENERAL DESCRIPTION OF THE PROPOSED FINANCING

1 ENTITY'S PLAN FOR FINANCING THE ELIGIBLE COSTS AND PROVIDING THE  
2 PROPOSED ELIGIBLE IMPROVEMENTS;

3 (f) IF APPLICABLE, A REQUEST FOR AUTHORIZATION OF A TRANSIT  
4 INVESTMENT AUTHORITY, WHICH REQUEST SHALL INCLUDE A DESCRIPTION  
5 OF THE PROPOSED TRANSIT INVESTMENT AUTHORITY'S:

6 (I) GEOGRAPHIC BOUNDARIES;

7 (II) REQUESTED POWERS; AND

8 (III) ANTICIPATED SOURCES OF REVENUE, IF ANY, IN ADDITION TO  
9 STATE SALES TAX INCREMENT REVENUE;

10 (g) IF IT IS ANTICIPATED THAT THE PROPOSED FINANCING ENTITY  
11 WILL ENTER INTO CONTRACTUAL ARRANGEMENTS WITH ONE OR MORE  
12 URBAN RENEWAL AUTHORITIES, METROPOLITAN DISTRICTS, AUTHORITIES  
13 FORMED BY INTERGOVERNMENTAL AGREEMENT AMONG TWO OR MORE  
14 METROPOLITAN DISTRICTS, LOCAL GOVERNMENTS, REGIONAL  
15 TRANSPORTATION AUTHORITIES, OR PRIVATE PARTIES WITH RESPECT TO  
16 THE METHOD OF FINANCING THE ELIGIBLE COSTS AND PROVIDING THE  
17 PROPOSED ELIGIBLE IMPROVEMENTS, A GENERAL DESCRIPTION OF THE  
18 CONTEMPLATED CONTRACTUAL ARRANGEMENTS;

19 (h) IF IT IS ANTICIPATED THAT THE PROPOSED ELIGIBLE  
20 IMPROVEMENTS WILL BE CONSTRUCTED IN PHASES OR THAT FINANCING OF  
21 THE ELIGIBLE COSTS WILL BE ACCOMPLISHED IN PHASES, A DESCRIPTION OF  
22 THE CONTEMPLATED PHASES AND THE ANTICIPATED TIMING OF THE  
23 PHASES;

24 (i) CONCERNING THE FINANCING OF THE PROPOSED ELIGIBLE  
25 PUBLIC IMPROVEMENTS BY THE FINANCING ENTITY, THE FOLLOWING  
26 PROPOSED ITEMS:

27 (I) THE FINANCING TERM;

1 (II) AN ANNUAL DOLLAR AMOUNT OF REVENUE THAT CAN BE  
2 ALLOCATED TO THE FINANCING ENTITY;

3 (III) THE TOTAL CUMULATIVE DOLLAR AMOUNT OF REVENUE THAT  
4 CAN BE ALLOCATED TO THE FINANCING ENTITY; AND

5 (IV) THE PORTION OF THE FINANCING TERM DURING WHICH THE  
6 STATE SALES TAX INCREMENT REVENUE TO BE ALLOCATED TO THE  
7 FINANCING ENTITY IS TO BE ALLOCATED TO THE FINANCING ENTITY;

8 (j) UPON RECEIPT OF AN APPLICATION, THE OFFICE OF ECONOMIC  
9 DEVELOPMENT SHALL COMMISSION A REPORT BY A THIRD-PARTY ANALYST  
10 WHO IS AN EXPERT IN THE FIELD OF ECONOMIC OR PUBLIC FINANCIAL  
11 ANALYSIS CALCULATING THE TOTAL CUMULATIVE DOLLAR AMOUNT  
12 AVAILABLE TO BE PLEDGED TO THE PROPOSED TRANSIT INVESTMENT  
13 PROJECT TO BE SET BY THE COMMISSION PURSUANT TO SECTION 24-46-404  
14 (3). THE REVIEWING THIRD-PARTY ANALYST MUST BE CHOSEN THROUGH  
15 A REQUEST FOR PROPOSALS ISSUED BY THE OFFICE OF ECONOMIC  
16 DEVELOPMENT TO ENSURE AN INDEPENDENT AND THOROUGH ANALYSIS,  
17 AND THE THIRD-PARTY ANALYST SHALL REPORT TO THAT OFFICE. THE  
18 OFFICE OF ECONOMIC DEVELOPMENT SHALL REQUIRE A LOCAL  
19 GOVERNMENT THAT SUBMITS AN APPLICATION PURSUANT TO SUBSECTION  
20 (1) OF THIS SECTION TO PAY THE COSTS FOR THE THIRD-PARTY ANALYST  
21 CHOSEN BY THE OFFICE OF ECONOMIC DEVELOPMENT PURSUANT TO THIS  
22 SUBSECTION (3)(j) TO COMMISSION THE REPORT; EXCEPT THAT, IF THE  
23 OFFICE OF ECONOMIC DEVELOPMENT, IN COLLABORATION WITH THE  
24 DEPARTMENT OF LOCAL AFFAIRS, DETERMINES THAT THE PAYMENT OF  
25 THESE COSTS BY A LOCAL GOVERNMENT WOULD CONSTITUTE AN EXTREME  
26 NEGATIVE FINANCIAL HARDSHIP FOR THE LOCAL GOVERNMENT, THE OFFICE  
27 OF ECONOMIC DEVELOPMENT SHALL PAY THESE COSTS FROM THE TRANSIT

1 INVESTMENT ZONES CASH FUND CREATED IN SUBSECTION (6) OF THIS  
2 SECTION OR, IF THERE IS INSUFFICIENT MONEY IN THE TRANSIT  
3 INVESTMENT ZONES CASH FUND, THE OFFICE OF ECONOMIC DEVELOPMENT  
4 SHALL PAY THESE COSTS FROM THE GENERAL FUND. AS PART OF CREATING  
5 THE REPORT, THE THIRD-PARTY ANALYST MUST:

6 (I) CALCULATE THE TOTAL ANTICIPATED STATE SALES TAX  
7 INCREMENT REVENUE DURING THE FINANCING TERM IN THE PROPOSED  
8 TRANSIT INVESTMENT AREA;

9 (II) CALCULATE THE TOTAL REGIONAL TRANSIT INVESTMENT AREA  
10 STATE SALES TAX INCREMENT REVENUE THAT THE FINANCING ENTITY IS  
11 ELIGIBLE TO RECEIVE; AND

12 (III) ASSESS THE APPLICATION'S SATISFACTION OF THE CRITERIA  
13 DESCRIBED IN SUBSECTION (4) OF THIS SECTION AND THE PROVISION OF  
14 ANY INFORMATION REQUIRED BY THE OFFICE OF ECONOMIC DEVELOPMENT  
15 OR THE COMMISSION.

16 (k) A LOCAL GOVERNMENT THAT SUBMITS AN APPLICATION  
17 PURSUANT TO SUBSECTION (1) OF THIS SECTION MUST SHARE THE DATA  
18 AND ASSUMPTIONS IT USED IN ITS APPLICATION WITH THE THIRD-PARTY  
19 ANALYST, AND THE ANALYST SHALL RELY ON THE DATA AND REASONING  
20 AS IT DEEMS APPROPRIATE IN THE EXERCISE OF ITS INDEPENDENT  
21 JUDGMENT. AN APPLICANT THAT IS DISSATISFIED WITH THE REPORT  
22 PRODUCED BY THE THIRD-PARTY ANALYST MAY REVISE ITS APPLICATION  
23 AND REQUEST THAT THE THIRD-PARTY ANALYST REVISE THE REPORT.

24 (4) AN APPLICATION MUST DEMONSTRATE THAT IT SATISFIES EACH  
25 OF THE FOLLOWING CRITERIA:

26 (a) THE PROPOSED TRANSIT INVESTMENT PROJECT IS REASONABLY  
27 ANTICIPATED TO RESULT IN A SUBSTANTIAL INCREASE IN TRANSIT

1 UTILIZATION;

2 (b) THE BOUNDARIES OF THE PROPOSED TRANSIT INVESTMENT  
3 AREA ARE ONLY AS LARGE AS NECESSARY TO ACCOMPLISH THE PROPOSED  
4 TRANSIT INVESTMENT PROJECT GOALS;

5 (c) THE PROPOSED TRANSIT INVESTMENT PROJECT OR SUBSTANTIAL  
6 PORTIONS OF THE PROPOSED PROJECT HAVE BEEN IDENTIFIED AS PART OF  
7 A LOCAL PLANNING PROCESS;

8 (d) THE COSTS IDENTIFIED PURSUANT TO SECTION 24-46-403  
9 (3)(c)(II) ARE ELIGIBLE COSTS;

10 (e) THE STATE SALES TAX INCREMENT REVENUE THAT EXCEEDS  
11 THE PROJECTED COSTS OF ELIGIBLE COSTS WILL BE SPENT ON ADDITIONAL  
12 ELIGIBLE COSTS INCURRED IN CONNECTION WITH THE TRANSIT  
13 INVESTMENT PROJECT; ■

14 (f) THE LOCAL GOVERNMENT THAT SUBMITTED THE APPLICATION  
15 FOR THE PROPOSED TRANSIT INVESTMENT PROJECT HAS PROVIDED  
16 RELIABLE ECONOMIC DATA DEMONSTRATING THAT, IN THE ABSENCE OF  
17 STATE SALES TAX INCREMENT REVENUE, THE PROPOSED PROJECT IS NOT  
18 REASONABLY ANTICIPATED TO BE DEVELOPED WITHIN THE FORESEEABLE  
19 FUTURE; AND

20 (g) THE PROPOSED TRANSIT INVESTMENT PROJECT WILL BE  
21 CARRIED OUT IN A MANNER CONSISTENT WITH THE HIRING,  
22 APPRENTICESHIP, AND WORKFORCE STANDARDS APPLICABLE TO  
23 INFRASTRUCTURE PROJECTS THAT ARE FINANCED BY THE BUILDING  
24 URGENT INFRASTRUCTURE AND LEVERAGING DOLLARS AUTHORITY AS  
25 REQUIRED BY SECTION 24-117-105 (6), TO THE EXTENT THESE STANDARDS  
26 ARE NOT INCONSISTENT WITH THE REQUIREMENTS OF THIS PART 4.

27 (5) THE OFFICE OF ECONOMIC DEVELOPMENT SHALL PROVIDE THE

1 COMMISSION WITH EACH APPLICATION RECEIVED AFTER THE DIRECTOR'S  
2 REVIEW PURSUANT TO SECTION 24-46-404.

3 (6) (a) THE TRANSIT INVESTMENT ZONES CASH FUND IS CREATED  
4 IN THE STATE TREASURY. THE FUND CONSISTS OF APPLICATION FEES  
5 COLLECTED BY THE OFFICE OF ECONOMIC DEVELOPMENT AND CREDITED TO  
6 THE FUND PURSUANT TO SUBSECTION (3)(j) OF THIS SECTION, SUBMISSION  
7 FEES COLLECTED BY THE OFFICE OF ECONOMIC DEVELOPMENT AND  
8 CREDITED TO THE FUND PURSUANT TO SUBSECTION (2)(b) OF THIS  
9 SECTION, AND ANY OTHER MONEY THAT THE GENERAL ASSEMBLY MAY  
10 APPROPRIATE OR TRANSFER TO THE FUND.

11 (b) IN ACCORDANCE WITH SECTION 24-36-114 (1), THE STATE  
12 TREASURER SHALL CREDIT ALL INTEREST AND INCOME DERIVED FROM THE  
13 DEPOSIT AND INVESTMENT OF MONEY IN THE TRANSIT INVESTMENT ZONES  
14 CASH FUND TO THE GENERAL FUND.

15 (c) SUBJECT TO ANNUAL APPROPRIATION BY THE GENERAL  
16 ASSEMBLY, THE OFFICE OF ECONOMIC DEVELOPMENT MAY EXPEND MONEY  
17 FROM THE FUND TO PAY:

18 (I) THE COST INCURRED IN CONTRACTING WITH A THIRD-PARTY  
19 ANALYST TO DETERMINE THE BASELINE GROWTH RATE FOR THE PROPOSED  
20 TRANSIT INVESTMENT AREA PURSUANT TO SUBSECTION (2)(a) OF THIS  
21 SECTION; AND

22 (II) THE COSTS FOR THIRD-PARTY ANALYSTS AS DESCRIBED IN  
23 SUBSECTION (3)(j) OF THIS SECTION.

24 **24-46-404. Transit investment project approval - director -**  
25 **commission - review.**

26 (1) UPON RECEIPT OF A LOCAL GOVERNMENT'S APPLICATION FOR  
27 THE APPROVAL OF A TRANSIT INVESTMENT PROJECT, THE DIRECTOR OR THE

1 DIRECTOR'S DESIGNEE SHALL REVIEW THE APPLICATION AND MAKE AN  
2 INITIAL DETERMINATION AS TO WHETHER THE APPLICATION HAS MET THE  
3 CRITERIA FOR A TRANSIT INVESTMENT PROJECT SPECIFIED IN SECTION  
4 24-46-403 (4).

5 (2) AFTER REVIEWING AN APPLICATION FOR APPROVAL OF A  
6 TRANSIT INVESTMENT PROJECT FOR COMPLETENESS, THE DIRECTOR SHALL  
7 FORWARD THE APPLICATION:

8 (a) TO THE THIRD-PARTY ANALYST WHO WILL REVIEW THE  
9 APPLICATION PURSUANT TO SECTION 24-46-403 (3)(j);

10 (b) AT LEAST THIRTY DAYS PRIOR TO A PUBLIC HEARING HELD  
11 PURSUANT TO SUBSECTION (3) OF THIS SECTION, TO ANY LOCAL  
12 GOVERNMENT THAT IS ADJACENT TO THE LOCATION OF THE PROPOSED  
13 TRANSIT INVESTMENT AREA TO NOTIFY THE ADJACENT JURISDICTIONS OF  
14 THE PROPOSAL; AND

15 (c) TO THE COMMISSION WITH A RECOMMENDATION THAT THE  
16 COMMISSION APPROVE, APPROVE WITH CONDITIONS, OR DENY THE  
17 APPLICATION.

18 (3) (a) UPON RECEIVING AN APPLICATION FOR THE APPROVAL OF  
19 A TRANSIT INVESTMENT PROJECT, THE COMMISSION SHALL HOLD A PUBLIC  
20 HEARING, SUBJECT TO THE OPEN MEETINGS LAW UNDER PART 4 OF ARTICLE  
21 6 OF THIS TITLE 24, TO REVIEW AND CONSIDER THE APPLICATION. THE  
22 COMMISSION MAY HOLD THE HEARING VIRTUALLY.

23 (b) AFTER HOLDING A HEARING PURSUANT TO SUBSECTION (3)(a)  
24 OF THIS SECTION, WHILE GIVING CONSIDERATION TO THE DIRECTOR'S  
25 RECOMMENDATIONS AND THE REPORT COMPLETED BY A THIRD-PARTY  
26 ANALYST PURSUANT TO SECTION 24-46-403 (3)(j), THE COMMISSION SHALL  
27 TIMELY APPROVE, APPROVE WITH CONDITIONS, OR DENY AN APPLICATION.

1 (c) THE COMMISSION SHALL APPROVE A LOCAL GOVERNMENT'S  
2 APPLICATION FOR THE APPROVAL OF A TRANSIT INVESTMENT PROJECT IF A  
3 MAJORITY OF THE COMMISSIONERS PARTICIPATING IN THE REVIEW OF THE  
4 APPLICATION FINDS THAT THE APPLICATION DEMONSTRATES THAT EACH  
5 OF THE CRITERIA IDENTIFIED IN SECTION 24-46-403 (4) ARE MATERIALLY  
6 MET.

7 (d) (I) IF THE COMMISSION APPROVES AN APPLICATION FOR A  
8 TRANSIT INVESTMENT PROJECT, IT SHALL ADOPT A RESOLUTION THAT  
9 SPECIFIES:

10 (A) THE LOCAL GOVERNMENT THAT HAS BEEN APPROVED TO  
11 UNDERTAKE A TRANSIT INVESTMENT PROJECT;

12 (B) THE BOUNDARY OF THE TRANSIT INVESTMENT AREA  
13 ESTABLISHED IN CONNECTION WITH THE TRANSIT INVESTMENT PROJECT;

14 (C) WHETHER THE COMMISSION HAS AUTHORIZED THE CREATION  
15 OF A TRANSIT INVESTMENT AUTHORITY;

16 (D) THE BASELINE GROWTH RATE, TAKING INTO ACCOUNT THE  
17 BASELINE GROWTH RATE DETERMINED BY THE THIRD-PARTY ANALYST  
18 PURSUANT TO SECTION 24-46-403 (2)(a);

19 (E) THE DOLLAR AMOUNT THAT CAN BE ANNUALLY DEDICATED TO  
20 THE TRANSIT INVESTMENT PROJECT, AS DETERMINED PURSUANT TO  
21 SUBSECTION (3)(d)(II) OF THIS SECTION; AND

22 (F) THE TOTAL CUMULATIVE DOLLAR AMOUNT THAT CAN BE  
23 DEDICATED TO THE TRANSIT INVESTMENT PROJECT, AS DETERMINED  
24 PURSUANT TO SUBSECTION (3)(d)(III) OF THIS SECTION.

25 (II) IN DETERMINING THE ANNUAL DOLLAR AMOUNT THAT CAN BE  
26 DEDICATED TO THE TRANSIT INVESTMENT PROJECT PURSUANT TO  
27 SUBSECTION (3)(b)(I)(E) OF THIS SECTION, THE COMMISSION SHALL

1 CONSIDER THE AMOUNT IDENTIFIED BY THE APPLICANT PURSUANT TO  
2 SECTION 24-46-403 (3)(i)(II) AND SHALL ENSURE THAT THE ANNUAL  
3 DOLLAR AMOUNT DOES NOT PREVENT DEDICATING THE CUMULATIVE  
4 DOLLAR AMOUNT ESTABLISHED BY THE COMMISSION PURSUANT TO THIS  
5 SUBSECTION (3)(d) TO THE TRANSIT INVESTMENT PROJECT. AFTER  
6 ADOPTING THE RESOLUTION REQUIRED PURSUANT TO THIS SUBSECTION  
7 (3)(d), THE COMMISSION MAY ADOPT A SUBSEQUENT RESOLUTION THAT  
8 INCREASES THE ANNUAL DOLLAR AMOUNT THAT CAN BE DEDICATED TO  
9 THE TRANSIT INVESTMENT PROJECT, BUT THE COMMISSION SHALL NOT  
10 INCREASE THE ANNUAL DOLLAR AMOUNT BY AN AMOUNT THAT WOULD  
11 RESULT IN DEDICATING A TOTAL DOLLAR AMOUNT TO THE TRANSIT  
12 INVESTMENT PROJECT THAT EXCEEDS THE CUMULATIVE DOLLAR AMOUNT  
13 ESTABLISHED BY THE COMMISSION PURSUANT TO THIS SUBSECTION (3)(d).

14 (III) (A) IN DETERMINING THE TOTAL CUMULATIVE DOLLAR  
15 AMOUNT THAT CAN BE DEDICATED TO THE TRANSIT INVESTMENT PROJECT  
16 PURSUANT TO SUBSECTION (3)(d)(I)(F) OF THIS SECTION, THE COMMISSION  
17 SHALL AWARD AN AMOUNT EQUAL TO THE TOTAL CUMULATIVE DOLLAR  
18 AMOUNT THAT THE THIRD-PARTY ANALYST DETERMINES CAN BE  
19 DEDICATED TO THE TRANSIT INVESTMENT PROJECT AS REPORTED  
20 PURSUANT TO SECTION 24-46-403 (3)(j).

21 (B) NOTWITHSTANDING SUBSECTION (3)(d)(III)(A) OF THIS  
22 SECTION, IF THE ESTIMATED ELIGIBLE COSTS IDENTIFIED PURSUANT TO  
23 SECTION 24-46-403 (3)(c)(II) ARE LESS THAN THE TOTAL CUMULATIVE  
24 DOLLAR AMOUNT THAT THE THIRD-PARTY ANALYST DETERMINES CAN BE  
25 DEDICATED TO THE TRANSIT INVESTMENT PROJECT AS REPORTED  
26 PURSUANT TO SECTION 24-46-403 (3)(j) AND THE APPLICATION DID NOT  
27 AFFIRM THAT STATE SALES TAX INCREMENT REVENUE THAT EXCEEDS THE

1 ESTIMATED ELIGIBLE COSTS WILL BE SPENT ON ADDITIONAL ELIGIBLE  
2 COSTS INCURRED IN CONNECTION WITH THE TRANSIT INVESTMENT  
3 PROJECT, IN DETERMINING THE TOTAL CUMULATIVE DOLLAR AMOUNT  
4 THAT CAN BE DEDICATED TO THE TRANSIT INVESTMENT PROJECT  
5 PURSUANT TO SUBSECTION (3)(d)(I)(F) OF THIS SECTION, THE COMMISSION  
6 SHALL AWARD A TOTAL CUMULATIVE DOLLAR AMOUNT EQUAL TO THE  
7 ESTIMATED ELIGIBLE COSTS IDENTIFIED PURSUANT TO SECTION 24-46-403  
8 (3)(c)(II).

9 (C) NOTWITHSTANDING SUBSECTION (3)(d)(III)(A) OF THIS  
10 SECTION, IF THE ESTIMATED ELIGIBLE COSTS IDENTIFIED PURSUANT TO  
11 SECTION 24-46-403 (3)(c)(II) ARE LESS THAN THE TOTAL CUMULATIVE  
12 DOLLAR AMOUNT THAT THE THIRD-PARTY ANALYST DETERMINES CAN BE  
13 DEDICATED TO THE TRANSIT INVESTMENT PROJECT AS REPORTED  
14 PURSUANT TO SECTION 24-46-403 (3)(j) AND THE APPLICATION AFFIRMED  
15 THAT STATE SALES TAX INCREMENT REVENUE THAT EXCEEDS THE  
16 ESTIMATED ELIGIBLE COSTS WILL BE SPENT ON ADDITIONAL ELIGIBLE  
17 COSTS INCURRED IN CONNECTION WITH THE TRANSIT INVESTMENT  
18 PROJECT, IN DETERMINING THE TOTAL CUMULATIVE DOLLAR AMOUNT  
19 THAT CAN BE DEDICATED TO THE TRANSIT INVESTMENT PROJECT  
20 PURSUANT TO SUBSECTION (3)(d)(I)(F) OF THIS SECTION, THE COMMISSION  
21 SHALL AWARD A TOTAL CUMULATIVE DOLLAR AMOUNT EQUAL TO THE  
22 ESTIMATED ELIGIBLE COSTS IDENTIFIED PURSUANT TO SECTION 24-46-403  
23 (3)(c)(II) AND ALLOW FOR THE EXPENDITURE OF ADDITIONAL STATE SALES  
24 TAX INCREMENT REVENUE FOR ADDITIONAL ELIGIBLE COSTS INCURRED IN  
25 CONNECTION WITH THE TRANSIT INVESTMENT PROJECT BEYOND THOSE  
26 ESTIMATED IN THE APPLICATION.

27 (e) THE COMMISSION SHALL NOT APPROVE ANY PROPOSED TRANSIT

1 INVESTMENT PROJECT THAT WOULD LIKELY CREATE A STATE SALES TAX  
2 INCREMENT REVENUE DEDICATION OF MORE THAN SEVENTY-FIVE MILLION  
3 DOLLARS TO ALL TRANSIT INVESTMENT PROJECTS IN ANY GIVEN FISCAL  
4 YEAR.

5 (f) (I) THE COMMISSION SHALL NOT APPROVE MORE THAN THREE  
6 TRANSIT INVESTMENT PROJECTS PURSUANT TO THIS SUBSECTION (3) IN  
7 ANY CALENDAR YEAR AND SHALL NOT APPROVE MORE THAN SIX TRANSIT  
8 INVESTMENT PROJECTS PURSUANT TO THIS SUBSECTION (3) IN TOTAL.

9 (II) IF THE COMMISSION DOES NOT APPROVE A PROPOSED TRANSIT  
10 INVESTMENT PROJECT BECAUSE DOING SO WOULD CAUSE THE COMMISSION  
11 TO APPROVE MORE THAN THREE PROPOSED TRANSIT INVESTMENT  
12 PROJECTS IN THE SAME CALENDAR YEAR, THE COMMISSION MAY CONSIDER  
13 SUCH A PROJECT FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL  
14 IN THE NEXT CALENDAR YEAR.

15 (4) (a) AS PART OF THE APPROVAL OF A PROPOSED TRANSIT  
16 INVESTMENT PROJECT, THE COMMISSION SHALL AUTHORIZE:

17 (I) THE DEPARTMENT TO COLLECT THE STATE SALES TAX  
18 INCREMENT REVENUE SET TO BE COLLECTED IN CONNECTION WITH THE  
19 PROPOSED TRANSIT INVESTMENT PROJECT ON BEHALF OF THE RELEVANT  
20 FINANCING ENTITY;

21 (II) THE DEPARTMENT TO ADJUST THE BASE YEAR REVENUE BY THE  
22 AMOUNT OF THE BASELINE GROWTH RATE SPECIFIED IN THE RESOLUTION  
23 APPROVING A TRANSIT INVESTMENT PROJECT;

24 (III) A FINANCING ENTITY TO RECEIVE AND USE THE STATE SALES  
25 TAX INCREMENT REVENUE FOR THE DURATION OF THE FINANCING TERM;  
26 AND

27 (IV) THE USE OF THE STATE SALES TAX INCREMENT REVENUE BY

1 THE FINANCING ENTITY PURSUANT TO THIS PART 4 AND ANY CONDITIONS  
2 OF APPROVAL IMPOSED BY THE COMMISSION AND INCORPORATED IN  
3 WRITING INTO THE COMMISSION'S RESOLUTION APPROVING THE PROPOSED  
4 TRANSIT INVESTMENT PROJECT.

5 (b) IN IMPLEMENTING THE AUTHORIZATION DESCRIBED IN  
6 SUBSECTION (4)(a)(II) OF THIS SECTION, THE DEPARTMENT SHALL REMIT  
7 STATE SALES TAX INCREMENT REVENUE TO THE FINANCING ENTITY ON A  
8 MONTHLY BASIS PROMPTLY AFTER COLLECTING THAT REVENUE.

9 (5) (a) THE TOTAL AMOUNT OF STATE SALES TAX INCREMENT  
10 REVENUE DEDICATED TO A TRANSIT INVESTMENT PROJECT FOR THE ENTIRE  
11 DURATION OF THE PROJECT SHALL NOT EXCEED THE TOTAL CUMULATIVE  
12 DOLLAR AMOUNT SPECIFIED BY THE COMMISSION PURSUANT TO  
13 SUBSECTION (3) OF THIS SECTION. THE DEPARTMENT SHALL TRACK THE  
14 ANNUAL AND CUMULATIVE STATE SALES TAX INCREMENT REVENUE  
15 REMITTED TO THE FINANCING ENTITY IN CONNECTION WITH A TRANSIT  
16 INVESTMENT PROJECT AND SHALL NOTIFY THE COMMISSION WHEN  
17 CUMULATIVE PAYMENTS EQUAL NINETY PERCENT OF THE LIMITS SET BY  
18 THE COMMISSION PURSUANT TO SUBSECTION (3) OF THIS SECTION FOR THE  
19 COMMISSION'S CONCURRENCE REGARDING THE DOLLAR LIMITS.

20 (b) AFTER THE DEPARTMENT HAS REMITTED THE TOTAL  
21 CUMULATIVE DOLLAR AMOUNT OF STATE SALES TAX INCREMENT REVENUE  
22 SPECIFIED BY THE COMMISSION PURSUANT TO SUBSECTION (3) OF THIS  
23 SECTION TO THE FINANCING ENTITY, THE DEPARTMENT SHALL NOT REMIT  
24 ANY ADDITIONAL STATE SALES TAX INCREMENT REVENUE FROM THE STATE  
25 TO THE FINANCING ENTITY, EVEN IF THE APPROVED FINANCING TERM IS  
26 NOT COMPLETED. THE DEPARTMENT SHALL NOTIFY THE COMMISSION IF IT  
27 IS NO LONGER REMITTING STATE SALES TAX INCREMENT REVENUE TO THE

1 FINANCING ENTITY PURSUANT TO THIS SUBSECTION (5)(b).

2 (6) FOLLOWING THE COMMISSION'S APPROVAL OF AN APPLICATION,  
3 AND THE ESTABLISHMENT OF THE TERMS OF AWARD INCLUDING THE ITEMS  
4 DESCRIBED IN SUBSECTION (3)(d)(I) OF THIS SECTION, THE COMMISSION  
5 SHALL PROMPTLY TRANSMIT WRITTEN NOTICE AND A COPY OF THE  
6 APPROVAL TO THE EXECUTIVE DIRECTOR OF THE DEPARTMENT. THE  
7 COMMISSION SHALL INCLUDE ANY INFORMATION DEEMED NECESSARY BY  
8 THE DEPARTMENT TO FULFILL ITS OBLIGATIONS PURSUANT TO THIS PART  
9 4 IN THE WRITTEN NOTICE.

10 **24-46-405. Transit investment authority - board - creation -**  
11 **powers and duties.**

12 (1) THE COMMISSION SHALL NOT DENY A REQUEST TO AUTHORIZE  
13 THE CREATION OF A TRANSIT INVESTMENT AUTHORITY IF THE COMMISSION  
14 OTHERWISE APPROVES AN APPLICATION FOR A TRANSIT INVESTMENT  
15 PROJECT THAT INCLUDES A REQUEST FOR THE FORMATION OF A TRANSIT  
16 INVESTMENT AUTHORITY.

17 (2) A TRANSIT INVESTMENT AUTHORITY IS GOVERNED BY A BOARD  
18 CONSISTING OF THE FOLLOWING MEMBERS:

19 (a) IF THE APPLICANT IS A SINGLE LOCAL GOVERNMENT:

20 (I) TWO MEMBERS APPOINTED BY THE COMMISSION WHO ARE  
21 OWNERS OF COMMERCIAL PROPERTY WITHIN THE TRANSIT INVESTMENT  
22 AREA;

23 (II) TWO MEMBERS APPOINTED BY THE LOCAL GOVERNMENT WHO  
24 ARE ELECTED OFFICIALS OF THE LOCAL GOVERNMENT; AND

25 (III) ONE MEMBER APPOINTED BY THE TRANSIT AGENCY OR ENTITY  
26 THAT OPERATES THE TRANSPORTATION FACILITY THAT IS THE SUBJECT OF  
27 THE PROPOSED TRANSIT INVESTMENT PROJECT.

1 (b) IF THE APPLICANT IS TWO LOCAL GOVERNMENTS:

2 (I) TWO MEMBERS APPOINTED BY THE COMMISSION WHO ARE  
3 OWNERS OF COMMERCIAL PROPERTY WITHIN THE TRANSIT INVESTMENT  
4 AREA;

5 (II) ONE MEMBER APPOINTED BY THE TRANSIT AGENCY OR ENTITY  
6 THAT OPERATES THE TRANSPORTATION FACILITY THAT IS THE SUBJECT OF  
7 THE PROPOSED TRANSIT INVESTMENT PROJECT; AND

8 (III) ONE MEMBER APPOINTED BY EACH OF THE TWO LOCAL  
9 GOVERNMENTS WHO IS AN ELECTED OFFICIAL OF ONE OF THE LOCAL  
10 GOVERNMENTS.

11 (c) IF THE APPLICANT IS MORE THAN TWO LOCAL GOVERNMENTS:

12 (I) ONE MEMBER APPOINTED BY EACH LOCAL GOVERNMENT IN THE  
13 TRANSIT INVESTMENT AUTHORITY WHO IS AN ELECTED OFFICIAL OF ONE OF  
14 THE LOCAL GOVERNMENTS; AND

15 (II) THREE OR MORE MEMBERS, AS DETERMINED BY THE  
16 COMMISSION SO THAT THE TOTAL NUMBER OF MEMBERS ON A GOVERNING  
17 BOARD IS AN ODD NUMBER, REPRESENTING COMMERCIAL PROPERTY  
18 OWNERS WITHIN THE TRANSIT INVESTMENT AREA, APPOINTED BY THE  
19 COMMISSION; AND

20 (d) ONE MEMBER APPOINTED BY THE TRANSIT AGENCY OR ENTITY  
21 THAT OPERATES THE TRANSPORTATION FACILITY THAT IS THE SUBJECT OF  
22 THE PROPOSED TRANSIT INVESTMENT PROJECT.

23 (3) UNLESS LIMITED BY THE COMMISSION'S CONDITIONS OF  
24 APPROVAL, EACH TRANSIT INVESTMENT AUTHORITY HAS ALL THE POWERS  
25 NECESSARY OR CONVENIENT TO CARRY OUT THIS PART 4, INCLUDING THE  
26 FOLLOWING POWERS:

27 (a) PERPETUAL EXISTENCE AND SUCCESSION;

- 1 (b) TO ADOPT, HAVE, AND USE A CORPORATE SEAL;
- 2 (c) TO SUE AND BE SUED AND TO BE A PARTY TO SUITS, ACTIONS,  
3 AND PROCEEDINGS;
- 4 (d) TO UNDERTAKE TRANSIT INVESTMENT PROJECTS;
- 5 (e) TO ENTER INTO CONTRACTS AND AGREEMENTS AFFECTING THE  
6 AFFAIRS OF THE TRANSIT INVESTMENT AUTHORITY AS NECESSARY TO  
7 COMPLETE A TRANSIT INVESTMENT PROJECT;
- 8 (f) TO RECEIVE, INVEST, PLEDGE, SPEND, AND OTHERWISE USE AND  
9 EXPEND STATE SALES TAX INCREMENT REVENUE IN ACCORDANCE WITH AN  
10 APPROVED TRANSIT INVESTMENT PROJECT;
- 11 (g) TO ASSIGN AND PLEDGE TO ANY COUNTY REVITALIZATION  
12 AUTHORITY, METROPOLITAN DISTRICT, AUTHORITY FORMED BY  
13 INTERGOVERNMENTAL AGREEMENT AMONG TWO OR MORE METROPOLITAN  
14 DISTRICTS, REGIONAL TRANSPORTATION AUTHORITY, OR URBAN RENEWAL  
15 AUTHORITY HAVING ALL OR ANY PORTION OF THE TRANSIT INVESTMENT  
16 AREA WITHIN ITS BOUNDARIES OR SERVICE AREA THE TRANSIT  
17 INVESTMENT AUTHORITY'S RIGHT TO RECEIVE AND USE STATE SALES TAX  
18 INCREMENT REVENUE TO SUPPORT BONDS OR OTHER FINANCING  
19 INSTRUMENTS ISSUED OR ENTERED INTO BY THE COUNTY REVITALIZATION  
20 AUTHORITY, METROPOLITAN DISTRICT, AUTHORITY FORMED BY  
21 INTERGOVERNMENTAL AGREEMENT AMONG TWO OR MORE METROPOLITAN  
22 DISTRICTS, REGIONAL TRANSPORTATION AUTHORITY, OR URBAN RENEWAL  
23 AUTHORITY FOR ELIGIBLE COSTS OR TO ACQUIRE ELIGIBLE IMPROVEMENTS,  
24 INCLUDING LOANS OR FUNDING AND REIMBURSEMENT AGREEMENTS WITH  
25 DEVELOPERS INVOLVED IN THE TRANSIT INVESTMENT PROJECT OR OTHER  
26 THIRD PARTIES;
- 27 (h) TO BORROW MONEY AND INCUR INDEBTEDNESS AND EVIDENCE

1 THE SAME BY CERTIFICATES AND NOTE AND DEBENTURES;

2 (i) TO ISSUE BONDS IN ACCORDANCE WITH SECTION 24-46-409;

3 (j) TO INVEST ANY OF THE AUTHORITY'S FUNDS THAT ARE NOT  
4 REQUIRED FOR IMMEDIATE DISBURSEMENT;

5 (k) TO DEPOSIT ANY FUNDS NOT REQUIRED FOR IMMEDIATE  
6 DISBURSEMENT IN ANY DEPOSITORY AUTHORIZED IN SECTION 24-75-603  
7 AND, FOR THE PURPOSE OF MAKING THE DEPOSITS, TO APPOINT BY WRITTEN  
8 RESOLUTION ONE OR MORE PERSONS TO ACT AS CUSTODIANS OF THE  
9 AUTHORITY'S FUND, WHICH PERSON SHALL GIVE SURETY BONDS IN THE  
10 AMOUNTS AND FORM AND FOR THE PURPOSES REQUIRED BY THE  
11 AUTHORITY;

12 (l) TO MAKE APPROPRIATIONS AND EXPENDITURES OF ITS FUNDS  
13 AND TO SET UP, ESTABLISH, AND MAINTAIN GENERAL, SEPARATE, OR  
14 SPECIAL FUNDS AND BANK ACCOUNTS OR OTHER ACCOUNTS AS IT DEEMS  
15 NECESSARY OR CONVENIENT TO CARRY OUT THIS PART 4;

16 (m) TO ACCEPT ON ITS OWN BEHALF REAL OR PERSONAL PROPERTY  
17 FOR ITS OWN USE;

18 (n) TO ACCEPT GIFTS AND CONVEYANCES MADE TO THE  
19 AUTHORITY UPON THE TERMS OR CONDITIONS APPROVED BY THE  
20 AUTHORITY'S BOARD;

21 (o) TO ADOPT, AMEND, AND ENFORCE BYLAWS AND RULES THAT  
22 ARE NOT IN CONFLICT WITH THE CONSTITUTION AND LAWS OF THE STATE  
23 FOR CARRYING OUT THE BUSINESS, OBJECTS, AND AFFAIRS OF THE  
24 AUTHORITY;

25 (p) TO HAVE AND EXERCISE ALL RIGHTS AND POWERS NECESSARY  
26 OR INCIDENTAL TO OR IMPLIED FROM THE SPECIFIC POWERS GRANTED TO  
27 THE TRANSIT INVESTMENT AUTHORITY BY THIS PART 4. THE SPECIFIC

1 POWERS SHALL NOT BE CONSIDERED A LIMITATION UPON ANY POWER  
2 NECESSARY OR APPROPRIATE TO CARRY OUT THIS PART 4.

3 (q) TO AUTHORIZE THE USE OF ELECTRONIC RECORDS OR  
4 SIGNATURES AND TO ADOPT RULES, STANDARDS, POLICIES, AND  
5 PROCEDURES FOR USE OF ELECTRONIC RECORDS OR SIGNATURES PURSUANT  
6 TO ARTICLE 71.3 OF THIS TITLE 24.

7 (r) TO ENSURE THAT EVERY CONTRACT, CONSTRUCTION ACTIVITY,  
8 PROCUREMENT, AND PROJECT DELIVERY FOR AN APPROVED TRANSIT  
9 INVESTMENT PROJECT COMPLIES WITH THE HIRING, APPRENTICESHIP, AND  
10 WORKFORCE STANDARDS APPLICABLE TO INFRASTRUCTURE PROJECTS  
11 THAT ARE FINANCED BY THE BUILDING URGENT INFRASTRUCTURE AND  
12 LEVERAGING DOLLARS AUTHORITY AS REQUIRED BY SECTION 24-117-105  
13 (6), TO THE EXTENT APPLICABLE, AND INCORPORATE THESE STANDARDS  
14 INTO SOLICITATIONS AND AGREEMENTS AS APPLICABLE.

15 (4) A TRANSIT INVESTMENT AUTHORITY DOES NOT HAVE THE  
16 POWER OF EMINENT DOMAIN AND DOES NOT HAVE THE POWER TO IMPOSE  
17 OR LEVY ANY SALES TAX, USE TAX, PROPERTY TAX, OR ANY OTHER TAX.

18 (5) THE BOARD OF DIRECTORS OF A TRANSIT INVESTMENT  
19 AUTHORITY IS SUBJECT TO THE "COLORADO OPEN RECORDS ACT", PART  
20 2 OF ARTICLE 72 OF THIS TITLE 24, AND THE "COLORADO SUNSHINE ACT  
21 OF 1972", ARTICLE 6 OF THIS TITLE 24.

22 **24-46-406. State sales tax increment revenue.**

23 (1) IN ORDER TO IMPLEMENT THE COLLECTION OF STATE SALES TAX  
24 INCREMENT REVENUE, THE RESOLUTION ADOPTED BY THE COMMISSION  
25 APPROVING A TRANSIT INVESTMENT PROJECT SHALL STATE THAT THE  
26 DEPARTMENT SHALL, NO LATER THAN NINETY DAYS AFTER THE  
27 COMMISSION'S ADOPTION OF THE RESOLUTION AND AFTER RETAINING AN

1 AMOUNT OF THE STATE SALES TAX INCREMENT REVENUE ESTABLISHED BY  
2 THE DEPARTMENT AS NECESSARY TO OFFSET THE DEPARTMENT'S ACTUAL  
3 DIRECT COSTS AND EXPENSES INCURRED IN PERFORMING THE  
4 DEPARTMENT'S COLLECTION AND DISBURSEMENT FUNCTIONS ESTABLISHED  
5 IN THIS PART 4 IN CONNECTION WITH THE TRANSIT INVESTMENT PROJECT,  
6 DIVIDE AND DISTRIBUTE STATE SALES TAXES LEVIED AND COLLECTED ON  
7 IN-PERSON SALES MADE WITHIN THE TRANSIT INVESTMENT AREA  
8 COMMENCING ON THE FIRST DAY OF THE FIRST MONTH AFTER THE  
9 DEPARTMENT HAS COLLECTED THE BASE YEAR REVENUE FOR THE YEAR  
10 AFTER THE EFFECTIVE DATE OF THE COMMISSION'S APPROVAL OF THE  
11 PROJECT AS FOLLOWS:

12 (a) FIRST, THE PORTION OF STATE SALES TAXES COLLECTED ON  
13 IN-PERSON SALES MADE WITHIN THE BOUNDARIES OF THE TRANSIT  
14 INVESTMENT AREA EQUAL TO THE BASE YEAR REVENUE AND THE BASELINE  
15 GROWTH RATE IS PAID INTO THE STATE TREASURY AS STATE SALES TAXES  
16 ARE NORMALLY COLLECTED AND PAID;

17 (b) SECOND, THE STATE SALES TAXES COLLECTED ON IN-PERSON  
18 SALES MADE WITHIN THE BOUNDARIES OF THE TRANSIT INVESTMENT AREA  
19 EQUAL TO THE STATE SALES TAX INCREMENT REVENUE ARE PAID INTO  
20 A SPECIAL FUND ESTABLISHED BY THE FINANCING ENTITY PURSUANT TO  
21 SUBSECTION (2) OF THIS SECTION; AND

22 (c) THIRD, ANY EXCESS STATE SALES TAX COLLECTIONS NOT  
23 ALLOCATED PURSUANT TO SUBSECTION (1)(b) OF THIS SECTION ARE PAID  
24 INTO THE STATE TREASURY AS SALES TAXES ARE NORMALLY COLLECTED  
25 AND PAID AND, IF THERE IS INSUFFICIENT STATE SALES TAXES COLLECTED  
26 ON IN-PERSON SALES MADE WITHIN THE BOUNDARIES OF THE TRANSIT  
27 INVESTMENT AREA TO MAKE THE ALLOCATION DESCRIBED IN

1 SUBSECTION (1)(b) OF THIS SECTION, TO THE EXTENT NECESSARY TO  
2 ACCOUNT FOR THE AMOUNT SET FORTH IN SECTION 24-46-402 (17)(a)(II),  
3 THE DEPARTMENT MAY ALLOCATE STATE SALES TAX REVENUE IN EXCESS  
4 OF THE STATE SALES TAX COLLECTED ON IN-PERSON SALES MADE WITHIN  
5 THE TRANSIT INVESTMENT AREA, WHICH ALLOCATION IS NEVERTHELESS  
6 STATE SALES TAX INCREMENT REVENUE.

7 (2) (a) A FINANCING ENTITY MUST SEGREGATE REVENUE  
8 ALLOCATED TO THE FINANCING ENTITY BY THE DEPARTMENT PURSUANT  
9 TO SUBSECTION (1)(b) OF THIS SECTION IN A SPECIAL FUND. THE  
10 FINANCING ENTITY SHALL SEGREGATE THE SPECIAL FUND FROM THE  
11 FINANCING ENTITY'S OTHER FUNDS. THE FINANCING ENTITY MAY USE THE  
12 MONEY IN THE SPECIAL FUND TO PAY THE PRINCIPAL OF, THE INTEREST ON,  
13 AND ANY PREMIUMS DUE IN CONNECTION WITH THE BONDS OF, LOANS OR  
14 ADVANCES TO, OR INDEBTEDNESS INCURRED BY, WHETHER FUNDED,  
15 REFUNDED, ASSUMED, OR OTHERWISE, THE FINANCING ENTITY FOR  
16 FINANCING OR REFINANCING, IN WHOLE OR IN PART, A TRANSIT  
17 INVESTMENT PROJECT.

18 (b) A FINANCING ENTITY MAY USE REVENUE ALLOCATED TO THE  
19 FINANCING ENTITY BY THE DEPARTMENT PURSUANT TO SUBSECTION (1)(b)  
20 OF THIS SECTION SOLELY TO FINANCE ELIGIBLE COSTS INCURRED FOR THE  
21 PURPOSE OF CONSTRUCTING THE ELIGIBLE IMPROVEMENTS AND  
22 IMPLEMENTING THE TRANSIT INVESTMENT PROJECT.

23 (3) STATE SALES TAX INCREMENT REVENUE, TOGETHER WITH ANY  
24 INVESTMENT INCOME EARNED ON THAT REVENUE, IS FOR ALL PURPOSES  
25 ASSIGNED TO, THE PROPERTY OF, AND THE REVENUE OF THE APPLICABLE  
26 FINANCING ENTITY AND IS NOT FOR ANY PURPOSE REVENUE OR PROPERTY  
27 OF THE STATE.

1 (4) A SINGLE DEBT ISSUANCE OF A FINANCING ENTITY MUST NOT  
2 HAVE A MATURITY DATE IN EXCESS OF THIRTY YEARS FROM THE DATE OF  
3 ISSUANCE, UNLESS THE FINANCING ENTITY BOTH:

4 (a) ANTICIPATES ISSUING A SERIES OF BONDS OR OTHER FORMS OF  
5 DEBT; AND

6 (b) HAS THE ABILITY TO CONSOLIDATE OR REFINANCE PREVIOUSLY  
7 ISSUED DEBT OR BONDS WITH A MATURITY DATE FOR SUCH CONSOLIDATED  
8 OR REFINANCED DEBT OR BONDS NOT TO EXCEED THIRTY YEARS FROM THE  
9 DATE OF ISSUANCE OF THE CONSOLIDATING OR REFINANCING BONDS.

10 (5) NO LOCAL GOVERNMENT SHALL BE LIABLE FOR ANY DEBT  
11 ISSUANCE OF THE FINANCING ENTITY, AND A DEBT ISSUANCE OF THE  
12 FINANCING ENTITY SHALL NOT CONSTITUTE A DEBT OF A LOCAL  
13 GOVERNMENT.

14 (6) ON OR BEFORE JULY 1, 2029, AND ON OR BEFORE JULY 1 EVERY  
15 THREE YEARS THEREAFTER, THE DEPARTMENT MUST SUBMIT A REPORT TO  
16 THE OFFICE OF STATE PLANNING AND BUDGETING AND THE COMMISSION ON  
17 TECHNOLOGICAL OR OTHER METHODS TO INCORPORATE SALES DELIVERED  
18 FROM WITHOUT THE TRANSIT INVESTMENT AREA INTO THE CALCULATION  
19 OF THE INCREMENT AND TO ALLOW FOR THE DESIGNATION OF ADDITIONAL  
20 TRANSIT AND HOUSING INVESTMENT ZONES AND TRANSIT INVESTMENT  
21 AREAS, INCLUDING COST ESTIMATES, ADMINISTRATIVE BURDEN, AND  
22 BURDEN ON TAXPAYERS.

23 **24-46-407. Annual report - audit.**

24 (1) (a) WITHIN NINETY DAYS OF THE END OF THE FIRST FULL STATE  
25 FISCAL YEAR AFTER THE COMMISSION APPROVES A TRANSIT INVESTMENT  
26 PROJECT AND ON THE SAME DATE EACH YEAR THEREAFTER, THE  
27 FINANCING ENTITY SHALL PREPARE AND SUBMIT TO THE COMMISSION AN

1 ANNUAL REPORT DETAILING:

2 (I) THE TOTAL AMOUNT OF STATE SALES TAX INCREMENT REVENUE  
3 THAT THE FINANCING ENTITY HAS RECEIVED OVER THE PAST YEAR;

4 (II) HOW THE FINANCING ENTITY HAS SPENT THE STATE SALES TAX  
5 INCREMENT REVENUE THAT IT HAS RECEIVED;

6 (III) PROJECTED STATE SALES TAX INCREMENT REVENUE FOR THE  
7 REMAINDER OF THE PERIOD FOR WHICH THE FINANCING ENTITY MAY  
8 RECEIVE STATE SALES TAX INCREMENT REVENUE; AND

9 (IV) A SUMMARY OF THE STATUS OF CONSTRUCTION OF THE  
10 ELIGIBLE IMPROVEMENTS RELATED TO THE TRANSIT INVESTMENT PROJECT.

11 (b) IN ADDITION TO THE INFORMATION DESCRIBED IN SUBSECTION  
12 (1)(a) OF THIS SECTION, A FINANCING ENTITY SUBMITTING A REPORT  
13 PURSUANT TO THIS SUBSECTION (1) SHALL ALSO INCLUDE IN THAT REPORT  
14 WHETHER THE FINANCIAL ENTITY IS USING ANY STATE SALES TAX  
15 INCREMENT REVENUE FOR PURPOSES OTHER THAN FOR ELIGIBLE COSTS  
16 AND ANY OTHER FINANCIAL INFORMATION THAT IS REASONABLY REQUIRED  
17 BY THE COMMISSION.

18 (c) IF ANY INFORMATION PROVIDED IN THE ANNUAL REPORT  
19 DESCRIBED IN SUBSECTION (1)(a) OF THIS SECTION WILL BE A TRADE  
20 SECRET, PROPRIETARY, OR OTHERWISE ENTITLED TO PROTECTION  
21 PURSUANT TO PART 2 OF ARTICLE 72 OF THIS TITLE 24, THAT INFORMATION  
22 IS SO DESIGNATED BY THE FINANCING ENTITY AND KEPT CONFIDENTIAL BY  
23 THE STATE.

24 (d) THE GOVERNING BODY OF THE FINANCING ENTITY SHALL  
25 ATTEST TO THE ACCURACY OF THE INFORMATION PROVIDED IN THE  
26 ANNUAL REPORT DESCRIBED IN SUBSECTION (1)(a) OF THIS SECTION.

27 (2) (a) IN CONNECTION WITH THE ANNUAL REPORT REQUIRED

1 PURSUANT TO SUBSECTION (1) OF THIS SECTION, A FINANCING ENTITY  
2 SHALL SUBMIT AN INDEPENDENT AUDIT OF ITS FINANCIAL STATUS THAT IS  
3 PREPARED BY A CERTIFIED PUBLIC ACCOUNTANT ATTESTING TO THE  
4 ACCURACY OF THE ANNUAL REPORT.

5 (b) IF THE AUDIT PREPARED PURSUANT TO SUBSECTION (2)(a) OF  
6 THIS SECTION FINDS THAT A FINANCING ENTITY HAS USED STATE SALES  
7 TAX INCREMENT REVENUE FOR UNAUTHORIZED PURPOSES, THE FINANCING  
8 ENTITY IS LIABLE FOR THE REPAYMENT TO THE GENERAL FUND OF THE  
9 STATE SALES TAX INCREMENT REVENUE THAT WAS INTENDED FOR THE  
10 TRANSIT INVESTMENT PROJECT. THE FINANCING ENTITY MAY MAKE THE  
11 REPAYMENT:

12 (I) FROM THE FINANCING ENTITY'S FUNDS DERIVED FROM SOURCES  
13 OTHER THAN STATE SALES TAX INCREMENT REVENUE;

14 (II) BY OFFSETTING AGAINST FUTURE STATE SALES TAX  
15 INCREMENT REVENUE THAT THE DEPARTMENT WOULD OTHERWISE  
16 DISBURSE TO THE FINANCING ENTITY; OR

17 (III) FROM OTHER FUNDS THAT ARE LEGALLY AVAILABLE TO THE  
18 FINANCING ENTITY FOR SUCH PURPOSE.

19 (4) IF A FINANCING ENTITY IS A COUNTY REVITALIZATION  
20 AUTHORITY, A METROPOLITAN DISTRICT, AN AUTHORITY FORMED BY  
21 INTERGOVERNMENTAL AGREEMENT AMONG TWO OR MORE METROPOLITAN  
22 DISTRICTS, A REGIONAL TRANSPORTATION AUTHORITY, OR AN URBAN  
23 RENEWAL AUTHORITY, IT MAY COMPLY WITH THIS SECTION BY SUBMITTING  
24 TO THE COMMISSION A COPY OF THE REPORT THAT THE COUNTY  
25 REVITALIZATION AUTHORITY, METROPOLITAN DISTRICT, AUTHORITY  
26 FORMED BY INTERGOVERNMENTAL AGREEMENT AMONG TWO OR MORE  
27 METROPOLITAN DISTRICTS, REGIONAL TRANSPORTATION AUTHORITY, OR

1 URBAN RENEWAL AUTHORITY IS OTHERWISE REQUIRED TO SUBMIT TO A  
2 LOCAL GOVERNMENT PURSUANT TO LAW. THE FINANCING ENTITY SHALL  
3 DELIVER A COPY OF THE REPORT THAT THE COUNTY REVITALIZATION  
4 AUTHORITY, METROPOLITAN DISTRICT, AUTHORITY FORMED BY  
5 INTERGOVERNMENTAL AGREEMENT AMONG TWO OR MORE METROPOLITAN  
6 DISTRICTS, REGIONAL TRANSPORTATION AUTHORITY, OR URBAN RENEWAL  
7 AUTHORITY IS OTHERWISE REQUIRED TO SUBMIT TO A LOCAL GOVERNMENT  
8 PURSUANT TO LAW AT THE SAME TIME AS AN ANNUAL REPORT OR AUDIT  
9 OTHERWISE REQUIRED BY LAW.

10 (5) THE OFFICE OF ECONOMIC DEVELOPMENT AND THE  
11 DEPARTMENT SHALL PREPARE A REPORT FOR THE OFFICE OF ECONOMIC  
12 DEVELOPMENT TO SUBMIT NO LATER THAN NOVEMBER 1 OF THE  
13 APPLICABLE FISCAL YEAR TO THE FINANCE COMMITTEES OF THE HOUSE OF  
14 REPRESENTATIVES AND SENATE; THE BUSINESS AND ECONOMIC  
15 DEVELOPMENT COMMITTEE OF THE HOUSE OF REPRESENTATIVES; AND THE  
16 BUSINESS, LABOR, AND TECHNOLOGY COMMITTEE OF THE SENATE; OR ANY  
17 SUCCESSOR COMMITTEES. THE REPORT SHALL INCLUDE INFORMATION ON  
18 ALL STATE SALES TAX INCREMENT REVENUE COLLECTED FOR TRANSIT  
19 INVESTMENT DURING THE PRIOR STATE FISCAL YEAR AND INFORMATION  
20 FROM THE REPORTS REQUIRED PURSUANT TO SUBSECTION (6) OF THIS  
21 SECTION.

22 (6) (a) EACH YEAR, NO LATER THAN SEPTEMBER 1, THE  
23 DEPARTMENT SHALL REPORT TO THE COMMISSION THE AGGREGATE  
24 AMOUNT OF STATE SALES TAX INCREMENT REVENUE ALLOCATED TO  
25 FINANCING ENTITIES FOR APPROVED TRANSIT INVESTMENT PROJECTS.

26 (b) EVERY TWO YEARS, NO LATER THAN NOVEMBER 1, THE OFFICE  
27 OF ECONOMIC DEVELOPMENT AND THE DEPARTMENT SHALL REPORT TO

1 THE COMMISSION DETAILED INFORMATION ON EACH TRANSIT INVESTMENT  
2 PROJECT APPROVED TO RECEIVE STATE SALES TAX INCREMENT REVENUE,  
3 INCLUDING:

4 (I) THE AMOUNT OF STATE SALES TAX INCREMENT REVENUE  
5 ALLOCATED FOR THE PROJECT;

6 (II) THE BOUNDARIES OF THE APPROVED TRANSIT INVESTMENT  
7 AREA AND NARRATIVE FOR THE TRANSIT INVESTMENT PROJECT;

8 (III) THE PROPOSED TERM OF FINANCING AND THE NEW NET  
9 REVENUE THAT IS APPROVED FOR THE TRANSIT INVESTMENT PROJECT;

10 (IV) THE ACTUAL STATE SALES TAX INCREMENT REVENUE  
11 COLLECTED WITHIN THE TRANSIT INVESTMENT AREA COMPARED TO THE  
12 PROJECTED REVENUES CONTAINED IN THE APPROVED APPLICATION THAT  
13 PROPOSED THE TRANSIT INVESTMENT AREA; AND

14 (V) AN ASSESSMENT OF THE OVERALL EFFECTIVENESS OF THE  
15 TRANSIT INVESTMENT PROJECT IN ACHIEVING INCREASED TRANSIT  
16 RIDERSHIP.

17 **24-46-408. Commencement of development.**

18 (1) SUBSTANTIAL WORK ON A TRANSIT INVESTMENT PROJECT,  
19 INCLUDING THE FINANCING ENTITY'S ISSUANCE OF BONDS OR OTHER DEBT  
20 INSTRUMENTS, THE REPAYMENT OF WHICH IS SECURED BY A PLEDGE OF  
21 THE STATE SALES TAX INCREMENT REVENUE OR THE COMMENCEMENT OF  
22 ACTUAL DEVELOPMENT OR PREDEVELOPMENT, SUCH AS ERECTING  
23 PERMANENT STRUCTURES, EXCAVATING THE GROUND TO LAY  
24 FOUNDATIONS, MASS GRADING OF THE SITE, OR WORK OF A SIMILAR  
25 DESCRIPTION THAT MANIFESTS AN INTENTION AND PURPOSE TO COMPLETE  
26 THE PROJECT MUST COMMENCE WITHIN FIVE YEARS FROM THE DATE OF  
27 THE COMMISSION'S APPROVAL OF THE PROJECT.

1           (2) IF SUBSTANTIAL WORK ON THE TRANSIT INVESTMENT PROJECT  
2 TOWARD THE GOALS SPECIFIED IN THE APPLICATION PURSUANT TO SECTION  
3 24-46-403 DOES NOT COMMENCE WITHIN FIVE YEARS OF THE  
4 COMMISSION'S APPROVAL, THE COMMISSION MAY REVOKE OR MODIFY ITS  
5 APPROVAL OF THE FINANCING ENTITY OR THE PROJECT. REVOCATION OF  
6 APPROVAL MAY BE APPEALED TO THE COMMISSION, WHICH MAY  
7 REINSTATE ITS APPROVAL UPON A SHOWING OF GOOD CAUSE FOR THE  
8 DELAY. IF SUBSTANTIAL WORK ON THE PROJECT DOES NOT COMMENCE  
9 WITHIN ONE YEAR OF REINSTATEMENT OF APPROVAL FROM THE  
10 COMMISSION, THE COMMISSION SHALL REVOKE APPROVAL OF THE PROJECT.

11           (3) UPON THE REVOCATION OF THE APPROVAL OF A FINANCING  
12 ENTITY OR THE TRANSIT INVESTMENT PROJECT:

13           (a) EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (3)(b) OF  
14 THIS SECTION, THE COMMISSION MAY REQUIRE THE FINANCING ENTITY TO  
15 REFUND TO THE STATE TREASURER ANY STATE SALES TAX INCREMENT  
16 REVENUE THAT THE PROJECT HAS GENERATED OR THAT THE FINANCING  
17 ENTITY HAS COLLECTED FROM THE TIME OF THE ORIGINAL APPROVAL FOR  
18 THE PROJECT OR FINANCING ENTITY;

19           (b) ANY STATE SALES TAX INCREMENT REVENUE THAT THE  
20 TRANSIT INVESTMENT PROJECT HAS GENERATED OR THAT THE FINANCING  
21 ENTITY HAS COLLECTED FROM THE TIME OF THE ORIGINAL APPROVAL FOR  
22 THE PROJECT OR FINANCING ENTITY MAY REMAIN DEDICATED TO THE  
23 PROJECT ONLY TO THE EXTENT THAT IT HAS BEEN PREVIOUSLY EXPENDED  
24 OR PLEDGED BY THE FINANCING ENTITY FOR THE FINANCING OF ELIGIBLE  
25 COSTS; AND

26           (c) THE STATE SHALL NOT REMIT FURTHER FUNDS TO THE REVOKED  
27 FINANCIAL ENTITY OR TRANSIT INVESTMENT PROJECT.

1 (4) IN EVALUATING WHETHER SUBSTANTIAL WORK HAS BEEN  
2 COMMENCED FOR PURPOSES OF ADMINISTERING THIS SECTION, THE  
3 COMMISSION SHALL RELY ON THE INFORMATION AND DATA SUPPLIED IN  
4 THE ANNUAL REPORTS SUBMITTED BY THE FINANCING ENTITY OR  
5 CERTIFIED PUBLIC ACCOUNTANT PURSUANT TO SECTION 24-46-407 AND  
6 ANY SUPPLEMENTAL DATA DEEMED NECESSARY BY THE COMMISSION.

7 (5) FAILURE OF A PROJECT TO COMPLY WITH THE HIRING,  
8 APPRENTICESHIP, AND WORKFORCE STANDARDS APPLICABLE TO  
9 INFRASTRUCTURE PROJECTS THAT ARE FINANCED BY THE BUILDING  
10 URGENT INFRASTRUCTURE AND LEVERAGING DOLLARS AUTHORITY AS  
11 REQUIRED BY SECTION 24-117-105 (6), TO THE EXTENT APPLICABLE,  
12 CONSTITUTES GROUNDS FOR THE COMMISSION TO REVOKE OR MODIFY  
13 PROJECT APPROVAL PURSUANT TO THIS SECTION. PRIOR TO REVOKING  
14 PROJECT APPROVAL PURSUANT TO THIS SUBSECTION (5), THE COMMISSION  
15 SHALL PROVIDE NOTICE AND AN OPPORTUNITY TO CURE.

16 (6) THE COMMISSION ONLY HAS THE AUTHORITY TO REVOKE ITS  
17 APPROVAL OF A FINANCING ENTITY OR A TRANSIT INVESTMENT PROJECT  
18 PURSUANT TO THIS SECTION.

19 **24-46-409. Issuance of bonds by a financing entity.**

20 (1) A FINANCING ENTITY MAY ISSUE BONDS FROM TIME TO TIME IN  
21 ITS DISCRETION TO FINANCE ANY ELIGIBLE IMPROVEMENTS WITH RESPECT  
22 TO A TRANSIT INVESTMENT PROJECT AND MAY ALSO ISSUE REFUNDING OR  
23 OTHER BONDS OF THE FINANCING ENTITY FROM TIME TO TIME IN ITS  
24 DISCRETION FOR THE PAYMENT, RETIREMENT, RENEWAL, REFINANCING, OR  
25 EXTENSION OF ANY BONDS PREVIOUSLY ISSUED BY THE FINANCING ENTITY  
26 UNDER THIS SECTION.

27 (2) (a) BONDS ISSUED UNDER THIS SECTION MAY BE GENERAL

1 OBLIGATION OR [REDACTED] REVENUE BONDS OF THE FINANCING ENTITY, THE  
2 PAYMENT OF WHICH, AS TO PRINCIPAL AND INTEREST AND PREMIUMS, IF  
3 ANY, THE FULL FAITH, CREDIT, AND ASSETS, ACQUIRED AND TO BE  
4 ACQUIRED, OF THE FINANCING ENTITY MAY BE IRREVOCABLY PLEDGED.

5 (b) BONDS ISSUED UNDER THIS SECTION MAY BE SPECIAL  
6 OBLIGATIONS OF THE FINANCING ENTITY THAT, AS TO PRINCIPAL AND  
7 INTEREST AND PREMIUMS, IF ANY, ARE PAYABLE SOLELY FROM AND  
8 SECURED ONLY BY A PLEDGE OF ANY INCOME, PROCEEDS, REVENUES, OR  
9 FUNDS OF THE FINANCING ENTITY, INCLUDING, WITHOUT LIMITATION,  
10 STATE SALES TAX INCREMENT REVENUE.

11 (3) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION,  
12 ANY BONDS ISSUED UNDER THIS SECTION MAY BE ADDITIONALLY SECURED  
13 AS TO THE PAYMENT OF THE PRINCIPAL AND INTEREST AND PREMIUMS, IF  
14 ANY, BY A MORTGAGE OF ANY TRANSIT INVESTMENT PROJECT, OR ANY  
15 PART THEREOF, TITLE TO WHICH IS THEN OR THEREAFTER IN THE  
16 FINANCING ENTITY OR OF ANY OTHER REAL OR PERSONAL PROPERTY OR  
17 INTERESTS THEREIN THEN OWNED OR THEREAFTER ACQUIRED BY THE  
18 FINANCING ENTITY.

19 (4) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION,  
20 [REDACTED] BONDS ISSUED UNDER THIS SECTION MAY BE ADDITIONALLY SECURED  
21 AS TO THE PAYMENT OF THE PRINCIPAL AND INTEREST AND PREMIUMS, IF  
22 ANY, AS PROVIDED IN SUBSECTION (2) OF THIS SECTION, WITH OR WITHOUT  
23 BEING ALSO ADDITIONALLY SECURED AS TO PAYMENT OF THE PRINCIPAL  
24 AND INTEREST AND PREMIUMS, IF ANY, BY A MORTGAGE AS PROVIDED IN  
25 SUBSECTION (3) OF THIS SECTION OR A TRUST AGREEMENT AS PROVIDED IN  
26 SUBSECTION (5) OF THIS SECTION.

27 (5) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION,

1 ANY BONDS ISSUED UNDER THIS SECTION MAY BE ADDITIONALLY SECURED  
2 AS TO THE PAYMENT OF THE PRINCIPAL AND INTEREST AND PREMIUMS, IF  
3 ANY, BY A TRUST AGREEMENT OR INDENTURE BY AND BETWEEN THE  
4 FINANCING ENTITY AND A CORPORATE TRUSTEE, WHICH MAY BE ANY  
5 TRUST COMPANY OR BANK HAVING THE POWERS OF A TRUST COMPANY  
6 WITHIN OR WITHOUT THE STATE.

7 (6) BONDS ISSUED UNDER THIS SECTION DO NOT CONSTITUTE AN  
8 INDEBTEDNESS OF THE STATE OR OF ANY COUNTY, MUNICIPALITY, OR  
9 PUBLIC BODY OF THE STATE OTHER THAN THE FINANCING ENTITY ISSUING  
10 THE BONDS AND ARE NOT SUBJECT TO [REDACTED] THE CHARTER OF ANY  
11 MUNICIPALITY RELATING TO THE AUTHORIZATION, ISSUANCE, OR SALE OF  
12 BONDS.

13 (7) BONDS ISSUED UNDER THIS SECTION SHALL BE AUTHORIZED BY  
14 A RESOLUTION, INDENTURE, OR OTHER DOCUMENT PURSUANT TO WHICH  
15 SUCH OBLIGATIONS ARE ISSUED OF THE FINANCING ENTITY AND MAY BE  
16 ISSUED IN ONE OR MORE SERIES AND SHALL BEAR SUCH DATE; BE PAYABLE  
17 UPON DEMAND OR MATURE AT SUCH TIME AS MAY BE DETERMINED BY THE  
18 FINANCING ENTITY NOT TO EXCEED THIRTY YEARS, EXCEPT AS THE  
19 MATURITY MAY BE EXTENDED IN ACCORDANCE WITH SECTION 24-46-406  
20 (4) AND IN ACCORDANCE WITH ARTICLE 57 OF TITLE 11; BEAR INTEREST AT  
21 A RATE PAYABLE OR COMPOUNDABLE AT INTERVALS DETERMINED BY THE  
22 FINANCING ENTITY; BE IN SUCH DENOMINATION; BE IN SUCH FORM, EITHER  
23 COUPON OR REGISTERED OR OTHERWISE; CARRY SUCH CONVERSION OR  
24 REGISTRATION PRIVILEGES; HAVE SUCH RANK OR PRIORITY; BE EXECUTED  
25 IN THE NAME OF THE FINANCING ENTITY IN SUCH MANNER, BE PAYABLE IN  
26 SUCH MEDIUM OF PAYMENT; BE PAYABLE AT SUCH PLACE; BE SUBJECT TO  
27 SUCH CALLABILITY PROVISIONS OR TERMS OF REDEMPTION, WITH OR

1 WITHOUT PREMIUMS; BE SECURED IN SUCH MANNER; BE OF SUCH  
2 DESCRIPTION; CONTAIN OR BE SUBJECT TO SUCH COVENANTS, PROVISIONS,  
3 TERMS, CONDITIONS, AND AGREEMENTS, INCLUDING PROVISIONS  
4 CONCERNING EVENTS OF DEFAULT; AND HAVE OTHER CHARACTERISTICS  
5 THAT MAY BE PROVIDED BY THE RESOLUTION OR BY THE TRUST  
6 AGREEMENT, INDENTURE, OR MORTGAGE, IF ANY, ISSUED PURSUANT TO  
7 THE RESOLUTION. THE SEAL, OR A FACSIMILE THEREOF, OF THE FINANCING  
8 ENTITY SHALL BE AFFIXED, IMPRINTED, ENGRAVED, OR OTHERWISE  
9 REPRODUCED UPON EACH OF ITS BONDS ISSUED UNDER THIS SECTION.  
10 BONDS ISSUED UNDER THIS SECTION SHALL BE EXECUTED IN THE NAME OF  
11 THE FINANCING ENTITY BY THE MANUAL OR FACSIMILE SIGNATURES OF  
12 OFFICIALS THAT MAY BE DESIGNATED IN SAID RESOLUTION OR TRUST  
13 AGREEMENT, INDENTURE, OR MORTGAGE. COUPONS, IF ANY, ATTACHED TO  
14 THE BONDS SHALL BEAR THE FACSIMILE SIGNATURE OF THE OFFICIAL OF  
15 THE FINANCING ENTITY THAT MAY BE DESIGNATED AS PROVIDED IN THIS  
16 SUBSECTION (7). SAID RESOLUTION OR TRUST AGREEMENT, INDENTURE, OR  
17 MORTGAGE MAY PROVIDE FOR THE AUTHENTICATION OF THE PERTINENT  
18 BONDS BY THE TRUSTEE.

19 (8) BONDS ISSUED UNDER THIS SECTION MAY BE SOLD BY THE  
20 FINANCING ENTITY IN A MANNER AND FOR A PRICE AS THE FINANCING  
21 ENTITY, IN ITS DISCRETION, MAY DETERMINE, AT PAR, BELOW PAR, OR  
22 ABOVE PAR, AT PRIVATE SALE OR AT PUBLIC SALE AFTER NOTICE IS  
23 PUBLISHED PRIOR TO THE SALE IN A NEWSPAPER HAVING GENERAL  
24 CIRCULATION IN THE MUNICIPALITY, OR IN ANOTHER MEDIUM OF  
25 PUBLICATION AS THE FINANCING ENTITY MAY DEEM APPROPRIATE IN  
26 ACCORDANCE WITH SECTION 24-6-402, OR MAY BE EXCHANGED BY THE  
27 FINANCING ENTITY FOR OTHER BONDS ISSUED BY IT UNDER THIS SECTION.

1 (9) IF ANY OF THE OFFICIALS OF THE FINANCING ENTITY WHOSE  
2 SIGNATURES OR FACSIMILE SIGNATURES APPEAR ON ANY OF ITS BONDS OR  
3 COUPONS ISSUED UNDER THIS SECTION CEASE TO BE OFFICIALS AFTER THE  
4 AUTHORIZATION THEREOF, BUT BEFORE THE DELIVERY OF THE BONDS, THE  
5 SIGNATURES OR FACSIMILE SIGNATURES, AS THE CASE MAY BE, ARE  
6 NEVERTHELESS VALID AND SUFFICIENT FOR ALL PURPOSES, THE SAME AS  
7 IF THE OFFICIALS HAD REMAINED IN OFFICE UNTIL THE DELIVERY.

8 (10) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, ANY  
9 BONDS THAT ARE ISSUED PURSUANT TO THIS SECTION ARE FULLY  
10 NEGOTIABLE.

11 (11) IN ANY SUIT, ACTION, OR PROCEEDING INVOLVING THE  
12 VALIDITY OR ENFORCEABILITY OF ANY A BOND THAT IS ISSUED UNDER THIS  
13 SECTION OR THE SECURITY OF SUCH A BOND, ANY BOND RECITING IN  
14 SUBSTANCE THAT IT HAS BEEN ISSUED BY THE FINANCING ENTITY IN  
15 CONNECTION WITH A TRANSIT INVESTMENT PROJECT OR ANY ACTIVITY OR  
16 OPERATION OF THE FINANCING ENTITY UNDER THIS PART 4 IS  
17 CONCLUSIVELY DEEMED TO HAVE BEEN ISSUED FOR SUCH PURPOSES; AND  
18 SUCH TRANSIT INVESTMENT PROJECT OR SUCH OPERATION OR ACTIVITY, AS  
19 THE CASE MAY BE, IS CONCLUSIVELY DEEMED TO HAVE BEEN INITIATED,  
20 PLANNED, LOCATED, UNDERTAKEN, ACCOMPLISHED, AND CARRIED OUT IN  
21 ACCORDANCE WITH THIS PART 4. NO LEGAL OR EQUITABLE ACTION  
22 BROUGHT WITH RESPECT TO THE VALIDITY OR ENFORCEABILITY OF ANY  
23 BOND THAT IS ISSUED UNDER THIS SECTION OR THE SECURITY OF SUCH A  
24 BOND SHALL BE COMMENCED MORE THAN THIRTY DAYS AFTER THE  
25 AUTHORIZATION OF THE BOND OR BONDS BY THE FINANCING ENTITY.

26 (12) PENDING THE PREPARATION OF ANY DEFINITIVE BONDS UNDER  
27 THIS SECTION, A FINANCING ENTITY MAY ISSUE ITS INTERIM CERTIFICATES

1 OR RECEIPTS OR ITS TEMPORARY BONDS, WITH OR WITHOUT COUPONS,  
2 EXCHANGEABLE FOR DEFINITIVE BONDS WHEN THE LATTER HAVE BEEN  
3 EXECUTED AND ARE AVAILABLE FOR DELIVERY.

4 (13) A PERSON RETAINED OR EMPLOYED BY A FINANCING ENTITY  
5 AS AN ADVISOR OR A CONSULTANT FOR THE PURPOSE OF RENDERING  
6 FINANCIAL ADVICE AND ASSISTANCE MAY PURCHASE OR PARTICIPATE IN  
7 THE PURCHASE OR DISTRIBUTION OF ITS BONDS WHEN THE BONDS ARE  
8 OFFERED AT PUBLIC OR PRIVATE SALE.

9 (14) NO COMMISSIONER OR OTHER OFFICER OF A FINANCING  
10 ENTITY ISSUING BONDS UNDER THIS SECTION AND NO PERSON EXECUTING  
11 THE BONDS IS LIABLE PERSONALLY ON THE BONDS OR IS SUBJECT TO ANY  
12 PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF THE ISSUANCE  
13 OF THE BONDS.

14 (15) NO COMMISSIONER OR OTHER OFFICER OF A TRANSIT  
15 INVESTMENT AUTHORITY ISSUING BONDS PURSUANT TO THIS PART 4 AND  
16 NO PERSON EXECUTING THE BONDS IS LIABLE PERSONALLY ON THE BONDS  
17 OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON  
18 OF THE ISSUANCE OF THE BONDS.

19 (16) BONDS THAT ARE ISSUED PURSUANT TO THIS PART 4 ARE  
20 DECLARED TO BE ISSUED FOR AN ESSENTIAL PUBLIC AND GOVERNMENTAL  
21 PURPOSE AND, TOGETHER WITH INTEREST THEREON AND INCOME  
22 THEREFROM, ARE EXEMPT FROM ALL STATE OF COLORADO TAXES.

23 **SECTION 3.** In Colorado Revised Statutes, **add 24-35-123** as  
24 follows:

25 **24-35-123. Transit investment area - authority of department**  
26 **- definitions.**

27 (1) IN ADDITION TO THE OTHER FUNCTIONS AND POWERS OF THE

1 DEPARTMENT AND THE EXECUTIVE DIRECTOR PURSUANT TO THIS PART 1,  
2 THE DEPARTMENT SHALL:

3 (a) ESTABLISH AND DETERMINE THE BASE YEAR REVENUE FOR  
4 EACH TRANSIT INVESTMENT AREA;

5 (b) COLLECT, ACCOUNT FOR, AND REMIT TO THE APPLICABLE  
6 FINANCING ENTITY THE RELEVANT AMOUNT OF STATE SALES TAX  
7 INCREMENT REVENUE GENERATED WITHIN EACH TRANSIT INVESTMENT  
8 AREA;

9 (c) SHARE DATA AS NECESSARY WITH THE COLORADO OFFICE OF  
10 ECONOMIC DEVELOPMENT IN CONNECTION WITH THE "TRANSIT  
11 INVESTMENT AREA ACT", PART 4 OF ARTICLE 46 OF THIS TITLE 24; AND

12 (d) OTHERWISE PERFORM THE FUNCTIONS REQUIRED OF THE  
13 DEPARTMENT IN THE WRITTEN NOTICE PROVIDED TO THE EXECUTIVE  
14 DIRECTOR IN CONNECTION WITH THE ESTABLISHMENT OF A FINANCING  
15 ENTITY OR TRANSIT INVESTMENT AREA.

16 (2) THE EXECUTIVE DIRECTOR HAS THE AUTHORITY TO:

17 (a) CREATE FORMS AND ADOPT RULES AS NECESSARY OR  
18 CONVENIENT TO IMPLEMENT THE DEPARTMENT'S RESPONSIBILITIES WITH  
19 RESPECT TO THE DETERMINATION OF BASE YEAR REVENUE, COLLECTION  
20 AND DISBURSEMENT OF STATE SALES TAX INCREMENT REVENUE, AND  
21 OTHER FUNCTIONS OF THE DEPARTMENT PURSUANT TO PART 4 OF ARTICLE  
22 46 OF THIS TITLE 24; AND

23 (b) ENTER INTO CONTRACTS WITH FINANCING ENTITIES, IN THE  
24 MANNER PROVIDED FOR IN SECTION 24-35-110, REGARDING THE  
25 PERFORMANCE OF THE DEPARTMENT'S FUNCTIONS IN IMPLEMENTING PART  
26 4 OF ARTICLE 46 OF THIS TITLE 24.

27 (3) ALL STATE SALES TAX INCREMENT REVENUE COLLECTED BY

1 THE DEPARTMENT ON BEHALF OF A FINANCING ENTITY IS FOR ALL  
2 PURPOSES ASSIGNED TO, THE PROPERTY OF, AND THE REVENUE OF THE  
3 APPLICABLE FINANCING ENTITY AND IS NOT TO BE CONSTRUED OR TREATED  
4 FOR ANY PURPOSE AS REVENUE OR PROPERTY OF THE STATE.

5 (4) IN COLLECTING AND DISBURSING STATE SALES TAX INCREMENT  
6 REVENUE AS PROVIDED IN THIS SECTION AND OTHERWISE PERFORMING ITS  
7 RESPONSIBILITIES PURSUANT TO PART 4 OF ARTICLE 46 OF THIS TITLE 24,  
8 THE DEPARTMENT SHALL ACT SOLELY AS A COLLECTING AGENT FOR A  
9 FINANCING ENTITY AND SHALL SEGREGATE IN A SEPARATE FUND ANY  
10 PORTION OF STATE SALES TAX INCREMENT REVENUE THAT IS DEDICATED  
11 TO THE FINANCING ENTITY BUT WILL NOT BE REMITTED TO THE FINANCING  
12 ENTITY IN THE IMMEDIATE FUTURE.

13 (5) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
14 REQUIRES:

15 (a) "BASE YEAR REVENUE" HAS THE MEANING SET FORTH IN  
16 SECTION 24-46-402 (2).

17 (b) "DEPARTMENT" MEANS THE DEPARTMENT OF REVENUE  
18 CREATED IN SECTION 24-35-101.

19 (c) "EXECUTIVE DIRECTOR" MEANS THE EXECUTIVE DIRECTOR OF  
20 THE DEPARTMENT.

21 (d) "FINANCING ENTITY" HAS THE MEANING SET FORTH IN SECTION  
22 24-46-402 (11).

23 (e) "STATE SALES TAX INCREMENT REVENUE" HAS THE MEANING  
24 SET FORTH IN SECTION 24-46-402 (17).

25 (f) "TRANSIT INVESTMENT AREA" HAS THE MEANING SET FORTH IN  
26 SECTION 24-46-402 (20).

27 **SECTION 4.** In Colorado Revised Statutes, **add** 24-48.5-136 as

1 follows:

2 **24-48.5-136. Transit and housing investment zones map -**  
3 **transit and housing investment zone criteria - definitions.**

4 (1) ON OR BEFORE OCTOBER 30, 2026, THE COLORADO OFFICE OF  
5 ECONOMIC DEVELOPMENT, IN CONSULTATION WITH THE DEPARTMENT OF  
6 LOCAL AFFAIRS AND THE DEPARTMENT OF TRANSPORTATION, SHALL  
7 PUBLISH A TRANSIT AND HOUSING INVESTMENT ZONE MAP BASED ON THE  
8 CRITERIA FOR IDENTIFYING TRANSIT AND HOUSING INVESTMENT ZONES  
9 ESTABLISHED IN SUBSECTION (2) OF THIS SECTION.

10 (2) THE OFFICE SHALL DESIGNATE TRANSIT AND HOUSING  
11 INVESTMENT ZONES, FOR PURPOSES OF SUBSECTION (1) OF THIS SECTION,  
12 AND SHALL DO SO BASED ON THE LOCATION OF TRANSPORTATION  
13 FACILITIES AS IDENTIFIED IN A PUBLISHED TRANSIT PLAN AND MAY, IN  
14 CONSULTATION WITH LOCAL GOVERNMENTS AND TRANSIT AGENCIES, USE  
15 PREEXISTING ROUTES, MAPS, AND SCHEDULES TO INFORM THE OFFICE'S  
16 DESIGNATION OF TRANSIT AND HOUSING INVESTMENT ZONES.

17 (3) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
18 REQUIRES:

19 (a) "OFFICE" MEANS THE COLORADO OFFICE OF ECONOMIC  
20 DEVELOPMENT CREATED IN SECTION 24-48.5-101.

21 (b) "PASSENGER RAIL STATION" HAS THE MEANING SET FORTH IN  
22 SECTION 32-22-102 (8).

23 (c) "TRANSIT AND HOUSING INVESTMENT ZONE" MEANS THE AREA  
24 WITHIN TWO MILES OF A TRANSPORTATION FACILITY AS IDENTIFIED BY THE  
25 DEPARTMENT IN THE TRANSIT AND HOUSING INVESTMENT ZONES MAP  
26 CREATED PURSUANT TO SUBSECTION (1) OF THIS SECTION.

27 (d) "TRANSIT STATION" HAS THE MEANING SET FORTH IN SECTION

1 24-46-402 (23).

2 (e) "TRANSPORTATION FACILITY" MEANS A TRANSIT STATION OR  
3 PASSENGER RAIL STATION.

4 **SECTION 5.** In Colorado Revised Statutes, 29-1-102, **amend**  
5 (13) as follows:

6 **29-1-102. Definitions.**

7 As used in this part 1, unless the context otherwise requires:

8 (13) "Local government" means any authority, county,  
9 municipality, city and county, district, or other political subdivision of the  
10 state of Colorado; any institution, department, agency, or authority of any  
11 of the foregoing; and any other entity, organization, or corporation  
12 formed by intergovernmental agreement or other contract between or  
13 among any of the foregoing. The office of the county public trustee shall  
14 be deemed an agency of the county for the purposes of this part 1. "Local  
15 government" does not include the Colorado educational and cultural  
16 facilities authority, the university of Colorado hospital authority,  
17 collegeinvest, the Colorado health facilities authority, the Colorado  
18 housing and finance authority, the Colorado agricultural development  
19 authority, the Colorado sheep and wool authority, the Colorado beef  
20 council authority, the Colorado horse development authority, the building  
21 urgent infrastructure and leveraging dollars authority, the middle-income  
22 housing authority, the fire and police pension association, A TRANSIT  
23 INVESTMENT AUTHORITY, any public entity insurance or investment pool  
24 formed pursuant to state law, any county or municipal housing authority,  
25 any association of political subdivisions formed pursuant to section  
26 29-1-401, or any home rule city or town, home rule city and county, cities  
27 and towns operating under a territorial charter, school district, or local

1 college district.

2 **SECTION 6.** In Colorado Revised Statutes, **add** 30-31-116.5 as  
3 follows:

4 **30-31-116.5. Transit investment areas - definition.**

5 (1) A COUNTY REVITALIZATION AUTHORITY THAT IS DESIGNATED  
6 AS A FINANCING ENTITY, PURSUANT TO PART 4 OF ARTICLE 46 OF TITLE 24,  
7 HAS ALL THE POWERS NECESSARY OR CONVENIENT TO CARRY OUT PART 4  
8 OF ARTICLE 46 OF TITLE 24, INCLUDING THE POWER TO RECEIVE STATE  
9 SALES TAX INCREMENT REVENUE GENERATED WITHIN AN APPROVED  
10 TRANSIT INVESTMENT AREA, AS DEFINED IN SECTION 24-46-402 (20), AND  
11 TO DISBURSE AND OTHERWISE USE THE REVENUE FOR ALL LAWFUL  
12 PURPOSES, INCLUDING FINANCING ELIGIBLE COSTS AND THE DESIGN,  
13 CONSTRUCTION, MAINTENANCE, AND OPERATION OF ELIGIBLE  
14 IMPROVEMENTS, AS SUCH TERMS ARE DEFINED IN SECTION 24-46-402 OR  
15 OTHERWISE INCORPORATED INTO THE COLORADO ECONOMIC  
16 DEVELOPMENT COMMISSION'S CONDITIONS OF APPROVAL.

17 (2) NOTWITHSTANDING SECTION 30-31-109 (8), AUTHORIZATION  
18 TO RECEIVE STATE SALES TAX INCREMENT REVENUE, PURSUANT TO PART  
19 4 OF ARTICLE 46 OF TITLE 24, IS NOT A SUBSTANTIAL MODIFICATION TO  
20 THE PLAN, AND CORRESPONDING CHANGES TO THE PLAN MAY BE MADE BY  
21 THE GOVERNING BODY OF THE AUTHORITY TO INCORPORATE THE USE OF  
22 STATE SALES TAX INCREMENT REVENUE WITHOUT THE REQUIREMENT OF  
23 SUBMISSION TO OR APPROVAL BY THE GOVERNING BODY OF THE COUNTY  
24 THAT HAS ESTABLISHED THE AUTHORITY.

25 (3) A COUNTY REVITALIZATION AUTHORITY THAT RECEIVES STATE  
26 SALES TAX INCREMENT REVENUE, WHETHER PURSUANT TO DESIGNATION  
27 AS A FINANCING ENTITY PURSUANT TO PART 4 OF ARTICLE 46 OF TITLE 24,

1 OR PURSUANT TO A CONTRACT ENTERED INTO WITH ANY SUCH FINANCING  
2 ENTITY, SHALL NOT USE THE STATE SALES TAX INCREMENT REVENUE TO  
3 ACQUIRE PROPERTY THROUGH THE EXERCISE OF EMINENT DOMAIN.

4 (4) NOTHING IN THIS SECTION OBVIATES OR OVERRIDES THE  
5 REQUIREMENTS FOR THE AUTHORIZATION OF A NEW COUNTY  
6 REVITALIZATION AUTHORITY PURSUANT TO THIS ARTICLE 31.

7 (5) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
8 REQUIRES, "STATE SALES TAX INCREMENT REVENUE" HAS THE MEANING  
9 SET FORTH IN SECTION 24-46-402 (17).

10 **SECTION 7.** In Colorado Revised Statutes, **add** 31-25-117 as  
11 follows:

12 **31-25-117. Transit investment areas - definition.**

13 (1) AN URBAN RENEWAL AUTHORITY THAT IS DESIGNATED AS A  
14 FINANCING ENTITY PURSUANT TO PART 4 OF ARTICLE 46 OF TITLE 24 HAS  
15 ALL OF THE POWERS NECESSARY OR CONVENIENT TO CARRY OUT PART 4 OF  
16 ARTICLE 46 OF TITLE 24, INCLUDING THE POWERS TO RECEIVE STATE SALES  
17 TAX INCREMENT REVENUE GENERATED WITHIN AN APPROVED TRANSIT  
18 INVESTMENT AREA, AS DEFINED IN SECTION 24-46-402 (20), AND DISBURSE  
19 AND OTHERWISE USE SUCH REVENUE FOR ALL LAWFUL PURPOSES,  
20 INCLUDING FINANCING OF ELIGIBLE COSTS AND THE DESIGN,  
21 CONSTRUCTION, MAINTENANCE, AND OPERATION OF ELIGIBLE  
22 IMPROVEMENTS, AS SUCH TERMS ARE DEFINED IN SECTION 24-46-402, OR  
23 OTHERWISE INCORPORATED INTO THE COLORADO ECONOMIC  
24 DEVELOPMENT COMMISSION'S CONDITIONS OF APPROVAL.

25 (2) NOTWITHSTANDING SECTION 31-25-107 (7), AUTHORIZATION  
26 TO RECEIVE STATE SALES TAX INCREMENT REVENUE, PURSUANT TO PART  
27 4 OF ARTICLE 46 OF TITLE 24, IS NOT A SUBSTANTIAL MODIFICATION TO

1 THE PLAN AND CORRESPONDING CHANGES TO THE PLAN MAY BE MADE BY  
2 THE GOVERNING BODY OF THE AUTHORITY TO INCORPORATE THE USE OF  
3 STATE SALES TAX INCREMENT REVENUE WITHOUT THE REQUIREMENT OF  
4 SUBMISSION TO OR APPROVAL BY THE GOVERNING BODY OF A  
5 MUNICIPALITY THAT HAS ESTABLISHED THE AUTHORITY PURSUANT TO  
6 SECTION 31-25-104 (1).

7 (3) AN URBAN RENEWAL AUTHORITY THAT RECEIVES STATE SALES  
8 TAX INCREMENT REVENUE, WHETHER PURSUANT TO DESIGNATION AS A  
9 FINANCING ENTITY PURSUANT TO PART 4 OF ARTICLE 46 OF TITLE 24, OR  
10 PURSUANT TO A CONTRACT ENTERED INTO WITH ANY SUCH FINANCING  
11 ENTITY, SHALL NOT USE THE STATE SALES TAX INCREMENT REVENUE TO  
12 ACQUIRE PROPERTY THROUGH THE EXERCISE OF EMINENT DOMAIN.

13 (4) NOTHING IN THIS SECTION OBTVIATES OR OVERRIDES THE  
14 REQUIREMENTS FOR THE AUTHORIZATION OF A NEW URBAN RENEWAL  
15 AUTHORITY UNDER THIS PART 1.

16 (5) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
17 REQUIRES, "STATE SALES TAX INCREMENT REVENUE" HAS THE MEANING  
18 SET FORTH IN SECTION 24-46-402 (17).

19 **SECTION 8.** In Colorado Revised Statutes, **add** 32-1-1010 as  
20 follows:

21 **32-1-1010. Transit investment areas - definition.**

22 (1) IN ADDITION TO THE POWERS SPECIFIED IN THIS PART 10, AND  
23 NOTWITHSTANDING ANY LIMITATION ON THE POWERS OF A METROPOLITAN  
24 DISTRICT OTHERWISE SPECIFIED IN THIS PART 10 OR IN THE METROPOLITAN  
25 DISTRICT'S SERVICE PLAN, ANY METROPOLITAN DISTRICT DESIGNATED AS  
26 AN APPROVED FINANCING ENTITY, PURSUANT TO PART 4 OF ARTICLE 46 OF  
27 TITLE 24, HAS ALL THE POWERS NECESSARY OR CONVENIENT TO CARRY

1 OUT PART 4 OF ARTICLE 46 OF TITLE 24, INCLUDING THE POWER TO  
2 RECEIVE STATE SALES TAX INCREMENT REVENUE AND TO DISBURSE AND  
3 OTHERWISE USE SUCH REVENUE FOR ALL LAWFUL PURPOSES PURSUANT TO  
4 PART 4 OF ARTICLE 4 OF TITLE 24. LAWFUL PURPOSES INCLUDE THE  
5 FINANCING OF ELIGIBLE COSTS AND THE DESIGN, CONSTRUCTION,  
6 MAINTENANCE, AND OPERATION OF ELIGIBLE IMPROVEMENTS AS DEFINED  
7 IN SECTION 24-46-402 (10) OR OTHERWISE INCORPORATED INTO THE  
8 COLORADO ECONOMIC DEVELOPMENT COMMISSION'S CONDITIONS OF  
9 APPROVAL PURSUANT TO PART 4 OF ARTICLE 46 OF TITLE 24.

10 (2) NOTWITHSTANDING ANY PROVISION OF SECTION 32-1-207 OR  
11 OF THE METROPOLITAN DISTRICT'S SERVICE PLAN, AUTHORIZATION TO  
12 RECEIVE STATE SALES TAX INCREMENT REVENUE, PURSUANT TO PART 4 OF  
13 ARTICLE 46 OF TITLE 24, IS NOT CONSIDERED A SUBSTANTIAL  
14 MODIFICATION TO THE PLAN AND CORRESPONDING CHANGES TO THE PLAN  
15 MAY BE MADE BY THE GOVERNING BODY TO INCORPORATE THE USE OF  
16 STATE SALES TAX INCREMENT REVENUE OF THE METROPOLITAN DISTRICT  
17 WITHOUT THE REQUIREMENT OF PETITION TO OR APPROVAL BY THE BOARD  
18 OF COUNTY COMMISSIONERS OR THE GOVERNING BODY OF THE  
19 MUNICIPALITY, AS APPLICABLE.

20 (3) A METROPOLITAN DISTRICT RECEIVING STATE SALES TAX  
21 INCREMENT REVENUE, WHETHER PURSUANT TO DESIGNATION AS A  
22 FINANCING ENTITY PURSUANT TO PART 4 OF ARTICLE 46 OF TITLE 24, OR  
23 PURSUANT TO A CONTRACT ENTERED INTO WITH ANY SUCH ENTITY, SHALL  
24 NOT USE THE STATE SALES TAX INCREMENT REVENUE TO ACQUIRE  
25 PROPERTY THROUGH THE EXERCISE OF EMINENT DOMAIN.

26 (4) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
27 REQUIRES, "STATE SALES TAX INCREMENT REVENUE" HAS THE MEANING

1 SET FORTH IN SECTION 24-46-402 (17).

2 **SECTION 9.** In Colorado Revised Statutes, 39-21-113, **add** (40)  
3 as follows:

4 **39-21-113. Reports and returns - rule - repeal.**

5 (40) (a) NOTWITHSTANDING THE CONFIDENTIALITY REQUIREMENTS  
6 IN THIS SECTION:

7 (I) THE EXECUTIVE DIRECTOR MAY PROVIDE THE COLORADO  
8 OFFICE OF ECONOMIC DEVELOPMENT WITH ANY INFORMATION OBTAINED  
9 PURSUANT TO THIS SECTION IN RELATION TO PART 4 OF ARTICLE 46 OF  
10 TITLE 24; AND

11 (II) BOTH THE EXECUTIVE DIRECTOR AND THE COLORADO OFFICE  
12 OF ECONOMIC DEVELOPMENT MAY PROVIDE INFORMATION OBTAINED  
13 PURSUANT TO THIS SECTION IN RELATION TO PART 4 OF ARTICLE 46 OF  
14 TITLE 24 TO A THIRD-PARTY ANALYST.

15 (b) ANY INFORMATION PROVIDED TO THE COLORADO OFFICE OF  
16 ECONOMIC DEVELOPMENT OR A THIRD-PARTY ANALYST PURSUANT TO THIS  
17 SUBSECTION (40) IS CONFIDENTIAL, AND ALL EMPLOYEES OF THE  
18 COLORADO OFFICE OF ECONOMIC DEVELOPMENT AND THE THIRD-PARTY  
19 ANALYST ARE SUBJECT TO THE LIMITATIONS SET FORTH IN SUBSECTION (4)  
20 OF THIS SECTION AND THE PENALTIES SPECIFIED IN SUBSECTION (6) OF THIS  
21 SECTION.

22 **SECTION 10.** In Colorado Revised Statutes, **add** part 57 to  
23 article 22 of title 39 as follows:

24 PART 57  
25 COLORADO AFFORDABLE HOUSING IN  
26 TRANSIT AND HOUSING INVESTMENT ZONES  
27 TAX CREDIT

1           **39-22-5701. Tax preference performance statement - report.**

2           (1) IN ACCORDANCE WITH SECTION 39-21-304 (1), WHICH  
3 REQUIRES EACH BILL THAT CREATES A NEW TAX EXPENDITURE TO INCLUDE  
4 A TAX PREFERENCE PERFORMANCE STATEMENT AS PART OF A STATUTORY  
5 LEGISLATIVE DECLARATION, THE GENERAL ASSEMBLY FINDS AND  
6 DECLARES THAT THE PURPOSE OF THE TAX CREDIT PROVIDED IN THIS  
7 SECTION IS TO INDUCE CERTAIN DESIGNATED BEHAVIOR BY TAXPAYERS BY  
8 SUPPORTING THE DEVELOPMENT OF AFFORDABLE HOUSING WITHIN  
9 TRANSIT AND HOUSING INVESTMENT ZONES.

10          (2) THE GENERAL ASSEMBLY AND THE STATE AUDITOR SHALL  
11 MEASURE THE EFFECTIVENESS OF THE CREDIT IN ACHIEVING THE PURPOSE  
12 SPECIFIED IN SUBSECTION (1) OF THIS SECTION BASED ON THE REPORT  
13 DESCRIBED IN SUBSECTION (3) OF THIS SECTION.

14          (3) FOR EACH ALLOCATION YEAR, THE AUTHORITY SHALL, BY  
15 DECEMBER 31 OF THAT YEAR, PROVIDE A WRITTEN REPORT TO THE  
16 GENERAL ASSEMBLY AND MAKE THE REPORT AVAILABLE TO THE PUBLIC.  
17 WITH RESPECT TO TAX CREDITS ALLOCATED PURSUANT TO THIS PART 57,  
18 THE REPORT MUST:

19           (a) SPECIFY THE TOTAL NUMBER OF QUALIFIED DEVELOPMENTS  
20 AND UNITS SUPPORTED BY EACH DEVELOPMENT IN CONNECTION WITH THE  
21 CREDIT;

22           (b) DESCRIBE EACH QUALIFIED DEVELOPMENT IN CONNECTION  
23 WITH WHICH THE AUTHORITY ISSUED CREDITS, INCLUDING IN THAT  
24 DESCRIPTION THE GEOGRAPHIC LOCATION OF THE DEVELOPMENT, THE  
25 HOUSEHOLD TYPE AND ANY SPECIFIC DEMOGRAPHIC INFORMATION  
26 AVAILABLE ABOUT RESIDENTS INTENDED TO BE SERVED BY THE  
27 DEVELOPMENT, THE INCOME LEVELS INTENDED TO BE SERVED BY THE

1 DEVELOPMENT, AND THE RENTS OR SET-ASIDES AUTHORIZED FOR EACH  
2 DEVELOPMENT; AND

3 (c) PROVIDE HOUSING MARKET AND DEMOGRAPHIC INFORMATION  
4 THAT DEMONSTRATES HOW THE QUALIFIED DEVELOPMENTS SUPPORTED BY  
5 CREDITS ARE ADDRESSING THE NEED FOR AFFORDABLE HOUSING WITHIN  
6 THE COMMUNITIES THEY ARE INTENDED TO SERVE AS WELL AS  
7 INFORMATION ABOUT ANY REMAINING DISPARITIES IN THE AFFORDABILITY  
8 OF HOUSING WITHIN THOSE COMMUNITIES.

9 **39-22-5702. Definitions.**

10 AS USED IN THIS PART 57, UNLESS THE CONTEXT OTHERWISE  
11 REQUIRES:

12 (1) "ALLOCATION CERTIFICATE" MEANS A STATEMENT ISSUED BY  
13 THE AUTHORITY CERTIFYING THAT A GIVEN DEVELOPMENT QUALIFIES FOR  
14 THE CREDIT AND SPECIFYING THE AMOUNT OF THE CREDIT ALLOWED.

15 (2) "ALLOCATION PLAN" MEANS AN ALLOCATION PLAN ADOPTED  
16 BY THE AUTHORITY THAT GOVERNS THE SELECTION CRITERIA AND  
17 PREFERENCES FOR ALLOCATING THE TAX CREDIT ALLOWED PURSUANT TO  
18 THIS PART 57.

19 (3) "AUTHORITY" MEANS THE COLORADO HOUSING AND FINANCE  
20 AUTHORITY CREATED IN SECTION 29-4-704.

21 (4) "COMPLIANCE PERIOD" MEANS THE PERIOD OF FIFTEEN YEARS  
22 BEGINNING WITH THE FIRST INCOME TAX YEAR OF A CREDIT PERIOD.

23 (5) "CREDIT" MEANS THE COLORADO AFFORDABLE HOUSING IN  
24 TRANSIT AND HOUSING INVESTMENT ZONES TAX CREDIT ALLOWED  
25 PURSUANT TO THIS PART 57.

26 (6) "CREDIT PERIOD" MEANS THE PERIOD OF SIX INCOME TAX  
27 YEARS BEGINNING WITH THE INCOME TAX YEAR IN WHICH A QUALIFIED

1 DEVELOPMENT IS PLACED IN SERVICE. IF A QUALIFIED DEVELOPMENT IS  
2 COMPRISED OF MORE THAN ONE BUILDING, THE DEVELOPMENT IS DEEMED  
3 TO BE PLACED IN SERVICE IN THE INCOME TAX YEAR DURING WHICH THE  
4 LAST BUILDING OF THE QUALIFIED DEVELOPMENT IS PLACED IN SERVICE.

5 (7) "DEPARTMENT" MEANS THE DEPARTMENT OF REVENUE.

6 (8) "FEDERAL TAX CREDIT" MEANS THE FEDERAL LOW-INCOME  
7 HOUSING TAX CREDIT PROVIDED BY SECTION 42 OF THE INTERNAL  
8 REVENUE CODE.

9 (9) "QUALIFIED BASIS" MEANS THE QUALIFIED BASIS OF THE  
10 DEVELOPMENT AS DETERMINED PURSUANT TO SECTION 42 OF THE  
11 INTERNAL REVENUE CODE.

12 (10) "QUALIFIED DEVELOPMENT" MEANS A HOUSING  
13 DEVELOPMENT THAT IS LOCATED IN A TRANSIT AND HOUSING INVESTMENT  
14 ZONE WITHIN THE STATE AND IS DETERMINED BY THE AUTHORITY TO MEET  
15 THE CRITERIA ESTABLISHED IN THE ALLOCATION PLAN, INCLUDING  
16 PROVIDING THE REQUIRED NUMBER OF AFFORDABLE HOUSING UNITS.

17 (11) "QUALIFIED TAXPAYER" MEANS AN INDIVIDUAL, A PERSON, A  
18 FIRM, A CORPORATION, OR ANY OTHER ENTITY THAT OWNS AN INTEREST,  
19 DIRECT OR INDIRECT, IN A QUALIFIED DEVELOPMENT AND IS SUBJECT TO  
20 THE TAXES IMPOSED BY THIS ARTICLE 22.

21 (12) "TRANSIT AND HOUSING INVESTMENT ZONE" MEANS THE AREA  
22 DESIGNATED BY THE COLORADO OFFICE OF ECONOMIC DEVELOPMENT IN  
23 THE TRANSIT AND HOUSING INVESTMENT ZONE MAP PURSUANT TO SECTION  
24 24-48.5-136.

25 **39-22-5703. Credit against tax - affordable housing located in**  
26 **a transit and housing investment zone.**

27 (1) FOR INCOME TAX YEARS DURING THE CREDIT PERIOD, THERE IS

1 ALLOWED TO ANY QUALIFIED TAXPAYER A CREDIT WITH RESPECT TO THE  
2 INCOME TAXES IMPOSED BY THIS ARTICLE 22 IN THE AMOUNT DETERMINED  
3 BY THE AUTHORITY PURSUANT TO THIS PART 57.

4 (2) (a) DURING EACH CALENDAR YEAR OF THE PERIOD BEGINNING  
5 ON JANUARY 1, 2027, AND ENDING ON DECEMBER 31, 2033, THE  
6 AUTHORITY MAY ALLOCATE A CREDIT, THE FULL AMOUNT OF WHICH MAY  
7 BE CLAIMED AGAINST THE TAXES IMPOSED BY THIS ARTICLE 22, FOR EACH  
8 INCOME TAX YEAR OF THE SIX-YEAR CREDIT PERIOD. DURING EACH  
9 CALENDAR YEAR OF THE PERIOD BEGINNING ON JANUARY 1, 2027, AND  
10 ENDING ON DECEMBER 31, 2033, THE AGGREGATE AMOUNT OF THE  
11 CREDITS ALLOCATED BY THE AUTHORITY SHALL NOT EXCEED EIGHT  
12 MILLION THREE HUNDRED THIRTY-THREE THOUSAND THREE HUNDRED  
13 THIRTY-THREE DOLLARS.

14 (b) THE AUTHORITY MAY ALSO ALLOCATE NO MORE THAN HALF OF  
15 ANY UNALLOCATED CREDITS FROM THE IMMEDIATELY PRECEDING  
16 CALENDAR YEAR, AND THESE UNALLOCATED CREDITS ARE NOT INCLUDED  
17 IN THE ANNUAL DOLLAR LIMITS SPECIFIED IN SUBSECTION (2)(a) OF THIS  
18 SECTION.

19 (c) THE AGGREGATE AMOUNT OF CREDITS ALLOCATED BY THE  
20 AUTHORITY IN EACH OF THE 2027 THROUGH 2033 CALENDAR YEARS MUST  
21 NOT EXCEED THE AGGREGATE AMOUNT OF ANY CREDIT RECAPTURED OR  
22 OTHERWISE RETURNED TO THE AUTHORITY IN THE CALENDAR YEAR.

23 (3) THE AUTHORITY MAY ALLOCATE CREDITS TO AN OWNER OF A  
24 QUALIFIED DEVELOPMENT BY ISSUING TO THE OWNER AN ALLOCATION  
25 CERTIFICATE. THE AUTHORITY MAY DETERMINE THE TIME AT WHICH THE  
26 ALLOCATION CERTIFICATE IS ISSUED. THE CREDIT MUST BE IN AN AMOUNT  
27 DETERMINED BY THE AUTHORITY, SUBJECT TO THE FOLLOWING

1 GUIDELINES:

2 (a) THE CREDIT MUST BE NECESSARY FOR THE FINANCIAL  
3 FEASIBILITY OF THE DEVELOPMENT; AND

4 (b) THE AGGREGATE SUM OF CREDITS ALLOCATED ANNUALLY  
5 MUST NOT EXCEED THE LIMITS SET FORTH IN SUBSECTION (2) OF THIS  
6 SECTION.

7 (4) IF AN OWNER OF A QUALIFIED DEVELOPMENT RECEIVING AN  
8 ALLOCATION OF A CREDIT IS A PARTNERSHIP, LIMITED LIABILITY COMPANY,  
9 S CORPORATION, OR SIMILAR PASS-THROUGH ENTITY, THE OWNER MAY  
10 ALLOCATE THE CREDIT AMONG ITS PARTNERS, SHAREHOLDERS, MEMBERS,  
11 OR OTHER QUALIFIED TAXPAYERS IN ANY MANNER AGREED TO BY SUCH  
12 PERSONS REGARDLESS OF WHETHER ANY SUCH PERSONS ARE DEEMED A  
13 PARTNER FOR FEDERAL INCOME TAX PURPOSES. THE OWNER SHALL  
14 CERTIFY TO THE DEPARTMENT THE AMOUNT OF CREDIT ALLOCATED TO  
15 EACH PARTNER, SHAREHOLDER, MEMBER, OR OTHER QUALIFIED TAXPAYER.  
16 EACH PARTNER, SHAREHOLDER, MEMBER, OR OTHER QUALIFIED TAXPAYER  
17 ADMITTED AS A PARTNER, SHAREHOLDER, MEMBER, OR OTHER QUALIFIED  
18 TAXPAYER OF THE OWNER PRIOR TO THE FILING OF A TAX RETURN  
19 CLAIMING THE CREDIT IS ALLOWED TO CLAIM SUCH AMOUNT SUBJECT TO  
20 ANY RESTRICTIONS SET FORTH IN THIS PART 57.

21 (5) (a) THE AUTHORITY MAY ALLOCATE CREDITS TO A  
22 GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY, INCLUDING THE  
23 MIDDLE-INCOME HOUSING AUTHORITY CREATED IN SECTION 29-4-1104,  
24 WITH RESPECT TO A QUALIFIED DEVELOPMENT THAT IS OWNED BY SUCH  
25 ENTITY.

26 (b) (I) A GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY MAY  
27 TRANSFER CREDITS THAT THE AUTHORITY HAS ALLOCATED TO IT

1 PURSUANT TO THIS SUBSECTION (5) TO AN INDIVIDUAL, PERSON, FIRM,  
2 CORPORATION, OR OTHER ENTITY SUBJECT TO THE TAXES IMPOSED BY THIS  
3 ARTICLE 22.

4 (II) A GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY THAT  
5 TRANSFERS A CREDIT PURSUANT TO SUBSECTION (5)(b)(I) OF THIS SECTION  
6 SHALL INVEST IN THE RELEVANT QUALIFIED DEVELOPMENT ANY  
7 COMPENSATION RECEIVED IN CONNECTION WITH THE TRANSFER MADE  
8 PURSUANT TO SUBSECTION (5)(b)(I) OF THIS SECTION AND SHALL NOTIFY  
9 THE DEPARTMENT OF THE IDENTITY OF THE TRANSFEREE.

10 (III) A TRANSFEREE TO WHICH A CREDIT IS TRANSFERRED BY A  
11 GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY PURSUANT TO THIS  
12 SUBSECTION (5)(b) IS ENTITLED TO CLAIM THE CREDIT IN THE SAME  
13 MANNER AND SUBJECT TO THE SAME CONDITIONS AND ALLOCATION  
14 RIGHTS AS AN OWNER OF A QUALIFIED DEVELOPMENT TO WHICH THE  
15 AUTHORITY HAS ALLOCATED A CREDIT PURSUANT TO SUBSECTION (3) OF  
16 THIS SECTION.

17 (c) (I) CREDITS THAT THE AUTHORITY HAS ALLOCATED TO A  
18 GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY PURSUANT TO  
19 SUBSECTION (5)(a) OF THIS SECTION OR A CREDIT THAT A GOVERNMENTAL  
20 OR QUASI-GOVERNMENTAL ENTITY TRANSFERS PURSUANT TO SUBSECTION  
21 (5)(b) OF THIS SECTION ARE SUBJECT TO RECAPTURE PURSUANT TO  
22 SECTION 39-22-5704.

23 (II) IF A CREDIT TRANSFERRED BY A GOVERNMENTAL OR  
24 QUASI-GOVERNMENTAL ENTITY IS RECAPTURED PURSUANT TO SECTION  
25 39-22-5704, THE TRANSFEREE MUST INCREASE THE TRANSFEREE'S STATE  
26 INCOME TAX LIABILITY PURSUANT TO SECTION 39-22-5704 IN THE MANNER  
27 AND TO THE SAME EXTENT AS A PARTNER, SHAREHOLDER, MEMBER, OR

1 OTHER QUALIFIED TAXPAYER ALLOCATED A CREDIT PURSUANT TO SECTION  
2 39-22-5703 (4).

3 (6) NO CREDIT SHALL BE ALLOCATED PURSUANT TO THIS PART 57  
4 UNLESS THE QUALIFIED DEVELOPMENT IS THE SUBJECT OF A RECORDED  
5 DEED RESTRICTION REQUIRING THE DEVELOPMENT TO BE MAINTAINED AND  
6 OPERATED AS A QUALIFIED DEVELOPMENT, AND IS IN ACCORDANCE WITH  
7 THE ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS OF THE FEDERAL  
8 TAX CREDITS AND TITLE VIII OF THE "CIVIL RIGHTS ACT OF 1968", AS  
9 AMENDED BY THE "FAIR HOUSING AMENDMENTS ACT OF 1988", 42 U.S.C.  
10 SEC. 3601 ET SEQ., FOR A PERIOD OF FIFTEEN INCOME TAX YEARS, OR A  
11 LONGER PERIOD AS MAY BE AGREED TO BETWEEN THE AUTHORITY AND  
12 THE OWNER, BEGINNING WITH THE FIRST INCOME TAX YEAR OF THE CREDIT  
13 PERIOD UNLESS CORRECTED WITHIN THE TIME THAT IS APPLICABLE TO  
14 DEVELOPMENTS RECEIVING FEDERAL TAX CREDITS PURSUANT TO SECTION  
15 42(h)(6)(J) OF THE INTERNAL REVENUE CODE AS APPLICABLE TO THE  
16 COVENANT DESCRIBED IN THIS SUBSECTION (6).

17 (7) THE ALLOCATED CREDIT AMOUNT MAY BE TAKEN AGAINST THE  
18 TAXES IMPOSED BY THIS ARTICLE 22 FOR EACH INCOME TAX YEAR OF THE  
19 CREDIT PERIOD AS SET FORTH IN SUBSECTION (2) OF THIS SECTION. ANY  
20 AMOUNT OF CREDIT THAT EXCEEDS THE TAX DUE FOR AN INCOME TAX  
21 YEAR MAY BE CARRIED FORWARD AS A TAX CREDIT AGAINST THE INCOME  
22 TAX LIABILITY FOR THE THREE SUBSEQUENT TAX YEARS AND MUST BE  
23 APPLIED FIRST TO THE EARLIEST YEARS POSSIBLE. ANY AMOUNT OF THE  
24 CREDIT THAT IS NOT USED MUST NOT BE REFUNDED TO THE TAXPAYER.

25 (8) UNLESS OTHERWISE PROVIDED IN THIS PART 57 OR THE  
26 CONTEXT CLEARLY REQUIRES OTHERWISE, THE AUTHORITY SHALL  
27 DETERMINE ELIGIBILITY FOR A CREDIT AND ALLOCATE CREDITS IN

1 ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS SET FORTH IN  
2 THE ALLOCATION PLAN; HOWEVER, THE AUTHORITY SHALL ADMINISTER  
3 THE CREDIT ALLOWED PURSUANT TO THIS PART 57 CONSISTENTLY WITH  
4 THE CREDIT PURSUANT TO PART 21 OF THIS ARTICLE 22 EXCEPT TO THE  
5 EXTENT THE ALLOCATION PLAN IS INCONSISTENT WITH PART 21 OF THIS  
6 ARTICLE 22, IN WHICH CASE THE ALLOCATION PLAN CONTROLS.  
7 NOTWITHSTANDING THE FOREGOING, ANY COMBINATION OF FEDERAL AND  
8 STATE CREDITS, OR STANDALONE AMOUNT OF STATE CREDITS, ALLOWED  
9 MUST BE THE LEAST AMOUNT NECESSARY TO ENSURE THE FINANCIAL  
10 FEASIBILITY OF A QUALIFIED DEVELOPMENT.

11 **39-22-5704. Recapture.**

12 (1) AS OF THE LAST DAY OF ANY INCOME TAX YEAR DURING THE  
13 COMPLIANCE PERIOD, IF THE AMOUNT OF THE QUALIFIED BASIS OF A  
14 QUALIFIED DEVELOPMENT WITH RESPECT TO A TAXPAYER IS LESS THAN  
15 THE AMOUNT OF THE QUALIFIED BASIS AS OF THE LAST DAY OF THE PRIOR  
16 INCOME TAX YEAR, THEN THE AMOUNT OF THE TAXPAYER'S STATE INCOME  
17 TAX LIABILITY FOR THAT TAXABLE YEAR MUST BE INCREASED BY THE  
18 CREDIT RECAPTURE AMOUNT.

19 (2) FOR PURPOSES OF SUBSECTION (1) OF THIS SECTION, THE  
20 CREDIT RECAPTURE AMOUNT IS AN AMOUNT EQUAL TO THE AGGREGATE  
21 DECREASE IN THE CREDIT ALLOWED TO THE TAXPAYER PURSUANT TO THIS  
22 PART 57 FOR ALL PRIOR INCOME TAX YEARS THAT WOULD HAVE RESULTED  
23 IF THE ACCELERATED PORTION OF THE CREDIT ALLOWABLE BY REASON OF  
24 THIS PART 57 WAS NOT ALLOWED FOR ALL PRIOR INCOME TAX YEARS WITH  
25 RESPECT TO THE REDUCED AMOUNT OF QUALIFIED BASIS DESCRIBED IN  
26 SUBSECTION (1) OF THIS SECTION.

27 (3) FOR PURPOSES OF SUBSECTION (2) OF THIS SECTION, THE

1 ACCELERATED PORTION OF THE CREDIT FOR THE PRIOR INCOME TAX YEARS  
2 WITH RESPECT TO ANY AMOUNT OF QUALIFIED BASIS IS THE DIFFERENCE  
3 BETWEEN:

4 (a) THE AGGREGATE AMOUNT OF THE CREDIT ALLOWED PURSUANT  
5 TO THIS PART 57, NOTWITHSTANDING THIS SUBSECTION (3), FOR THE YEARS  
6 WITH RESPECT TO THE QUALIFIED BASIS; AND

7 (b) THE AGGREGATE AMOUNT OF THE CREDIT THAT WOULD BE  
8 ALLOWED PURSUANT TO THIS PART 57 FOR THE YEARS WITH RESPECT TO  
9 THE QUALIFIED BASIS IF THE AGGREGATE CREDIT THAT WOULD HAVE BEEN  
10 ALLOWABLE, BUT FOR THIS SUBSECTION (3), FOR THE ENTIRE COMPLIANCE  
11 PERIOD WERE ALLOWABLE RATABLY OVER FIFTEEN YEARS.

12 (4) IN THE EVENT THAT RECAPTURE OF ANY CREDIT IS REQUIRED  
13 IN ANY TAX YEAR, THE RETURN SUBMITTED FOR THAT TAX YEAR TO THE  
14 DEPARTMENT SHALL INCLUDE THE PROPORTION OF CREDIT REQUIRED TO  
15 BE RECAPTURED, THE IDENTITY OF EACH TAXPAYER SUBJECT TO THE  
16 RECAPTURE, AND THE AMOUNT OF CREDIT PREVIOUSLY ALLOCATED TO THE  
17 TAXPAYER.

18 (5) NOTWITHSTANDING SUBSECTION (1) OF THIS SECTION, CREDITS  
19 ISSUED PURSUANT TO THIS PART 57 MUST NOT BE RECAPTURED IF A  
20 QUALIFIED DEVELOPMENT, AFTER THE INITIAL AWARD OF CREDITS, CEASES  
21 BEING LOCATED IN A TRANSIT AND HOUSING INVESTMENT ZONE.

22 **39-22-5705. Filing requirements.**

23 AN OWNER OF A QUALIFIED DEVELOPMENT TO WHICH A CREDIT HAS  
24 BEEN ALLOCATED AND EACH QUALIFIED TAXPAYER TO WHICH THE OWNER  
25 HAS ALLOCATED A PORTION OF SAID CREDIT, IF ANY, SHALL FILE WITH  
26 THEIR STATE INCOME TAX RETURN A COPY OF THE ALLOCATION  
27 CERTIFICATE ISSUED BY THE AUTHORITY WITH RESPECT TO THE

1 DEVELOPMENT AND A COPY OF THE OWNER'S CERTIFICATION TO THE  
2 DEPARTMENT AS TO THE ALLOCATION OF THE CREDIT AMONG THE  
3 QUALIFIED TAXPAYERS HAVING OWNERSHIP INTERESTS IN THE  
4 DEVELOPMENT.

5 **39-22-5706. Parallel credits - insurance premium taxes -**  
6 **definition.**

7 (1) ANY TAXPAYER WHO IS SUBJECT TO THE TAX ON INSURANCE  
8 PREMIUMS ESTABLISHED BY SECTIONS 10-3-209, 10-5-111, AND 10-6-128  
9 AND THEREFORE EXEMPT FROM THE PAYMENT OF INCOME TAX AND WHO  
10 IS OTHERWISE ELIGIBLE TO CLAIM A CREDIT PURSUANT TO THIS PART 57  
11 MAY CLAIM THE CREDIT AND CARRY THE CREDIT FORWARD AGAINST THE  
12 INSURANCE PREMIUM TAX ON ITS CALENDAR QUARTER ESTIMATED TAX  
13 PAYMENTS MADE IN ACCORDANCE WITH SECTION 10-3-209 TO THE SAME  
14 EXTENT AS THE TAXPAYER WOULD HAVE BEEN ABLE TO CLAIM OR CARRY  
15 FORWARD THE CREDIT OR REFUND AGAINST INCOME TAX. ALL OTHER  
16 PROVISIONS OF THIS PART 57 WITH RESPECT TO THE CREDIT, INCLUDING  
17 THE AMOUNT, ALLOCATION, AND RECAPTURE OF THE CREDIT AND THE  
18 YEARS FOR WHICH THE CREDIT MAY BE CLAIMED, APPLY TO A CREDIT  
19 CLAIMED PURSUANT TO THIS SECTION.

20 (2) FOR PURPOSES OF ADMINISTERING THIS SECTION, ANY  
21 REFERENCE IN THIS ARTICLE 22 TO "INCOME TAX YEAR" MEANS CALENDAR  
22 YEAR.

23 **39-22-5707. Compliance monitoring.**

24 THE AUTHORITY, IN CONSULTATION WITH THE DEPARTMENT, SHALL  
25 MONITOR AND OVERSEE COMPLIANCE WITH THIS PART 57 AND SHALL  
26 REPORT SPECIFIC OCCURRENCES OF NONCOMPLIANCE TO THE  
27 DEPARTMENT.

1           **39-22-5708. Repeal.**

2           THIS PART 57 IS REPEALED, EFFECTIVE DECEMBER 31, 2063.

3           **SECTION 11.** In Colorado Revised Statutes, 39-26-901, **amend**  
4 (4)(b) and (4)(c); and **add** (4)(d) as follows:

5           **39-26-901. Temporary adjustment of rates of state sales and**  
6 **use taxes - refund of excess state revenues - legislative declaration -**  
7 **definition - repeal.**

8           (4) Any temporary state sales and use tax rate reduction pursuant  
9 to subsection (1) of this section does not affect the calculation of the  
10 amount of:

11           (b) The state sales tax increment revenue for regional tourism  
12 zones in accordance with part 3 of article 46 of title 24; ~~or~~

13           (c) The aviation fund created in section 43-10-109; OR

14           (d) THE STATE SALES TAX INCREMENT REVENUE FOR TRANSIT AND  
15 HOUSING INVESTMENT AREAS IN ACCORDANCE WITH PART 4 OF ARTICLE 46  
16 OF TITLE 24.

17           **SECTION 12. Appropriation.** For the 2026-27 state fiscal year,  
18 \$190,849 is appropriated to the office of the governor for use by  
19 economic development programs. This appropriation is from the general  
20 fund and is based on an assumption that the office will require an  
21 additional 1.0 FTE. To implement this act, the office may use this  
22 appropriation for transit and housing investment zones.

23           **SECTION 13. Safety clause.** The general assembly finds,  
24 determines, and declares that this act is necessary for the immediate  
25 preservation of the public peace, health, or safety or for appropriations for  
26 the support and maintenance of the departments of the state and state  
27 institutions.