

Second Regular Session  
Seventy-first General Assembly  
STATE OF COLORADO

**PREAMENDED**

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

LLS NO. 18-0795.01 Bob Lackner x4350

**HOUSE BILL 18-1195**

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**HOUSE SPONSORSHIP**

**Pabon**, Landgraf

**SENATE SPONSORSHIP**

**Tate**, Gardner, Scott

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**House Committees**

Finance  
Appropriations

**Senate Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING THE CREATION OF A CREDIT AGAINST THE STATE INCOME**  
102 **TAX TO PROMOTE CONTRIBUTIONS TO NONPROFIT**  
103 **ORGANIZATIONS ENGAGED IN THE DEVELOPMENT OF**  
104 **AFFORDABLE HOUSING FOR HOME OWNERSHIP.**

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**Bill Summary**

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

For income tax years commencing on or after January 1, 2019, but prior to January 1, 2030, the bill creates a state income tax credit for a donation of cash or securities a taxpayer makes to an eligible developer

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

to be used solely for the costs associated with an eligible project.

The bill defines "eligible developer" to mean, in part, a nonprofit community-based home ownership development organization that satisfies specified requirements relating to its background in the field of housing development and is developing or plans to develop the eligible project that is or will be receiving the donations for which the tax credits may be claimed. The bill defines "eligible project" to mean the development of new residential housing for home ownership consisting of one or more residential units constructed for sale to a buyer whose median income is 120% or less of the area median income and for which each unit sold is to be preserved as affordable housing by means of a specified deed restriction. In order to be designated as an eligible developer authorized to accept donations, a nonprofit community-based home ownership development organization must satisfy certain criteria as created and evaluated by the Colorado housing and finance authority (authority).

The amount of the credit allowed by the bill is 50% of the amount of the money or the value of the securities donated to the eligible developer as documented in a form and manner acceptable to the department of revenue (department); except that the aggregate amount of the credit awarded to any one taxpayer under the bill is limited to \$250,000 in any one income tax year.

The aggregate amount of tax credits certified is limited to \$20 million for each of the January 1, 2020, through the January 1, 2029, tax years.

If the amount of the credit allowed exceeds the amount of the taxpayer's income tax liability in the income tax year for which the credit is being claimed, the amount of the credit not used as an offset against income taxes in such income tax year is not allowed as a refund but may be carried forward and applied against the income tax due in each of the 5 succeeding income tax years, but must first be applied against the income tax due for the earliest of the income tax years possible.

A tax credit allowed by the bill is neither transferable nor assignable to any other taxpayer.

In order to claim the credit, the donation the taxpayer provides to obtain the credit must be accepted by the eligible developer to whom it has been given and certified by the authority. The authority is required to certify each donation. The authority completes certification by providing a certificate to the taxpayer in a format acceptable to the department evidencing that the certification requirements of the bill have been met. The authority is permitted to charge and collect an administrative fee from each applicant to recover program administration costs and expenses.

A taxpayer claiming the credit must submit, maintain, and record any information that the department may require by rule regarding the

taxpayer's donation to the eligible developer, including the certificate received from the authority. A taxpayer is required to electronically file with the department the certificate the taxpayer receives from the authority.

The tax credit is repealed, effective July 1, 2040.

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** 39-22-539 as  
3 follows:

4 **39-22-539. Credit for the donation of money or securities to**  
5 **eligible developers that create affordable housing - rules - legislative**  
6 **declaration - definitions - repeal.** (1) THE GENERAL ASSEMBLY FINDS,  
7 DETERMINES, AND DECLARES THAT:

8 (a) SINCE 2000, THE STATE'S NEED FOR AFFORDABLE HOUSING IN  
9 ALL GEOGRAPHIC REGIONS HAS GROWN EXPONENTIALLY. AMONG OTHER  
10 EFFECTS, THE IMMENSE DEMAND FOR AFFORDABLE HOUSING IS A HUGE  
11 IMPEDIMENT TO ECONOMIC GROWTH AND OPPORTUNITY WITHIN THE STATE  
12 AND THE ABILITY OF THE STATE TO PROVIDE A HIGH-QUALITY LIFE FOR ALL  
13 ITS RESIDENTS AND TO DEVELOP, ATTRACT, AND MAINTAIN A  
14 HIGH-QUALITY WORKFORCE.

15 (b) BY ENACTING THE TAX CREDIT CREATED IN THIS SECTION, THE  
16 GENERAL ASSEMBLY INTENDS TO PROVIDE CERTAIN FINANCIAL INCENTIVES  
17 TO ENCOURAGE THE DONATION OF MONEY AND SECURITIES TO ELIGIBLE  
18 DEVELOPERS WHOSE MISSION IS CONCENTRATED ON CONSTRUCTING  
19 AFFORDABLE HOUSING FOR HOME OWNERSHIP FOR THE PURPOSE OF  
20 EXPANDING THE SUPPLY OF SUCH HOUSING ACROSS THE STATE.

21 (2) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
22 REQUIRES:

23 (a) "AFFORDABLE HOUSING" MEANS HOUSING THAT IS DESIGNED

1 TO BE AFFORDABLE FOR HOUSEHOLDS WITH AN INCOME THAT IS ONE  
2 HUNDRED TWENTY PERCENT OR LESS OF THE AREA MEDIAN INCOME FOR  
3 HOME OWNERSHIP.

4 (b) "AREA MEDIAN INCOME" MEANS HOUSEHOLD INCOME THAT IS  
5 ADJUSTED FOR A FAMILY SIZE THAT IS DETERMINED IN ACCORDANCE WITH  
6 GUIDELINES OR OTHER STANDARDS PROMULGATED BY THE UNITED STATES  
7 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

8 (c) "AUTHORITY" MEANS THE COLORADO HOUSING AND FINANCE  
9 AUTHORITY CREATED IN SECTION 29-4-704 (1).

10 (d) "CERTIFICATE" MEANS A DOCUMENT ISSUED BY THE  
11 AUTHORITY IN A FORMAT ACCEPTABLE TO THE DEPARTMENT EVIDENCING  
12 A DONATION RECEIVED TO SUPPORT AN ELIGIBLE PROJECT.

13 (e) "DEPARTMENT" MEANS THE DEPARTMENT OF REVENUE OR ANY  
14 SUCCESSOR ENTITY.

15 (f) "DONATION" MEANS CASH OR SECURITIES DONATED BY A  
16 TAXPAYER AND ACCEPTED BY AN ELIGIBLE DEVELOPER THAT ARE USED  
17 SOLELY FOR OR ASSOCIATED WITH AN ELIGIBLE PROJECT IN ORDER TO  
18 OBTAIN THE CREDIT ALLOWED BY THIS SECTION.

19 (g) "ELIGIBLE DEVELOPER" MEANS A NONPROFIT  
20 COMMUNITY-BASED HOME OWNERSHIP DEVELOPMENT ORGANIZATION  
21 THAT:

22 (I) IS EITHER ORGANIZED UNDER 26 U.S.C. SEC. 501 (c)(3) OR IS A  
23 HOUSING AUTHORITY;

24 (II) IS OPERATING IN GOOD STANDING IN THE STATE;

25 (III) DEMONSTRATES A THREE-YEAR HISTORY OF DEVELOPING  
26 HOUSING SOLD TO PERSONS IN HOUSEHOLDS WITH AN INCOME THAT IS ONE  
27 HUNDRED TWENTY PERCENT OR LESS OF THE AREA MEDIAN INCOME FOR

1 HOME OWNERSHIP;

2 (IV) DEMONSTRATES THE SALE OF AT LEAST ONE SINGLE FAMILY  
3 RESIDENTIAL HOME IN THE MOST RECENT THREE-YEAR PERIOD;

4 (V) IS GOVERNED BY THE BYLAWS, WHICH STATE AMONG THE  
5 ORGANIZATION'S PURPOSES THE DEVELOPMENT OF AFFORDABLE HOUSING;  
6 AND

7 (VI) IS DEVELOPING AN ELIGIBLE PROJECT THAT IS OR WILL BE  
8 RECEIVING THE DONATIONS FOR WHICH TAX CREDITS MAY BE CLAIMED  
9 UNDER THIS SECTION.

10 (h) "ELIGIBLE PROJECT" MEANS THE DEVELOPMENT OF NEW  
11 RESIDENTIAL HOUSING FOR HOME OWNERSHIP CONSISTING OF ONE OR  
12 MORE RESIDENTIAL UNITS CONSTRUCTED FOR SALE TO A BUYER WHOSE  
13 MEDIAN INCOME IS UP TO ONE HUNDRED TWENTY PERCENT OF THE AREA  
14 MEDIAN INCOME AND WHO SHALL OCCUPY, ESTABLISH, AND USE THE  
15 PROPERTY AS THE BUYER'S PRINCIPAL RESIDENCE AND WHICH UNIT IS TO  
16 BE PRESERVED AS AFFORDABLE HOUSING FOR A MINIMUM OF FIFTEEN  
17 YEARS BY MEANS OF A RECORDED DEED RESTRICTION IN A FORM  
18 ACCEPTABLE TO THE AUTHORITY.

19 (i) "SECURITIES" MEANS ANY PUBLICLY TRADED SECURITIES,  
20 INCLUDING STOCKS, MUTUAL FUNDS, MUNICIPAL AND CORPORATE BONDS,  
21 AND TREASURY BILLS, NOTES, AND BONDS.

22 (j) "TAXPAYER" MEANS A PERSON MAKING A DONATION WHO FILES  
23 AN INCOME TAX RETURN UNDER THIS ARTICLE 22.

24 (3) (a) FOR INCOME TAX YEARS COMMENCING ON OR AFTER  
25 JANUARY 1, 2019, BUT PRIOR TO JANUARY 1, 2023, THERE SHALL BE  
26 ALLOWED FOR ANY TAXPAYER A CREDIT AGAINST THE INCOME TAXES  
27 IMPOSED BY THIS ARTICLE 22 FOR A DONATION THE TAXPAYER MAKES TO

1 AN ELIGIBLE DEVELOPER TO BE USED SOLELY FOR THE COSTS ASSOCIATED  
2 WITH AN ELIGIBLE PROJECT.

3 (b) THE AMOUNT OF THE CREDIT ALLOWED BY THIS SECTION IS  
4 FIFTY PERCENT OF THE AMOUNT OF THE MONEY OR THE VALUE OF THE  
5 SECURITIES DONATED TO THE ELIGIBLE DEVELOPER AS DOCUMENTED IN A  
6 FORM AND MANNER ACCEPTABLE TO THE DEPARTMENT; EXCEPT THAT THE  
7 AGGREGATE AMOUNT OF THE CREDIT AWARDED TO ANY ONE TAXPAYER  
8 UNDER THIS SECTION SHALL NOT EXCEED TWO HUNDRED FIFTY THOUSAND  
9 DOLLARS IN ANY ONE INCOME TAX YEAR.

10 (c) IN ORDER TO BE DESIGNATED AS AN ELIGIBLE DEVELOPER  
11 AUTHORIZED TO ACCEPT DONATIONS UNDER THIS SECTION, AN ELIGIBLE  
12 DEVELOPER MUST SATISFY SUCH FURTHER CRITERIA AS CREATED AND  
13 EVALUATED AND AS MAY BE AMENDED BY THE AUTHORITY IN ADDITION  
14 TO SATISFYING THE REQUIREMENTS OF THIS SECTION. FAILURE TO COMPLY  
15 WITH THE REQUIREMENTS OF THIS SECTION OR SUCH ADDITIONAL CRITERIA  
16 AS CREATED AND EVALUATED AND AS MAY BE AMENDED BY THE  
17 AUTHORITY MAY CAUSE AN ELIGIBLE DEVELOPER TO BE DEEMED  
18 INELIGIBLE FOR ANY ADDITIONAL CERTIFICATION OF TAX CREDITS UNDER  
19 THIS SECTION.

20 (4) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION,  
21 THE AGGREGATE AMOUNT OF TAX CREDITS CERTIFIED UNDER SUBSECTION  
22 (6) OF THIS SECTION SHALL NOT EXCEED ONE MILLION FIVE HUNDRED  
23 THOUSAND DOLLARS FOR EACH TAX YEAR BEGINNING JANUARY 1, 2019,  
24 BUT PRIOR TO THE TAX YEAR BEGINNING JANUARY 1, 2023.

25 (5) (a) IF THE AMOUNT OF THE CREDIT ALLOWED PURSUANT TO  
26 THIS SECTION EXCEEDS THE AMOUNT OF THE INCOME TAX OTHERWISE DUE  
27 ON THE TAXPAYER'S INCOME IN THE INCOME TAX YEAR FOR WHICH THE

1 CREDIT IS BEING CLAIMED, THE AMOUNT OF THE CREDIT NOT USED AS AN  
2 OFFSET AGAINST INCOME TAXES IN SUCH INCOME TAX YEAR IS NOT  
3 ALLOWED AS A REFUND BUT MAY BE CARRIED FORWARD AND APPLIED  
4 AGAINST THE INCOME TAX DUE IN EACH OF THE FIVE SUCCEEDING INCOME  
5 TAX YEARS, BUT MUST FIRST BE APPLIED AGAINST THE INCOME TAX DUE  
6 FOR THE EARLIEST OF THE INCOME TAX YEARS POSSIBLE.

7 (b) A TAX CREDIT ALLOWED BY THIS SECTION IS NEITHER  
8 TRANSFERABLE NOR ASSIGNABLE TO ANY OTHER TAXPAYER.

9 (6) IN ORDER TO CLAIM THE CREDIT MADE AVAILABLE BY THIS  
10 SECTION, THE DONATION THE TAXPAYER PROVIDES TO OBTAIN THE CREDIT  
11 MUST BE ACCEPTED BY THE ELIGIBLE DEVELOPER TO WHOM IT HAS BEEN  
12 GIVEN AND CERTIFIED BY THE AUTHORITY. UPON RECEIPT OF A DONATION  
13 OF SECURITIES, AN ELIGIBLE DEVELOPER SHALL LIQUIDATE THE SECURITIES  
14 AND PROVIDE THIRD PARTY DOCUMENTATION OF THE DOLLAR VALUE OF  
15 THE SECURITIES TO THE TAXPAYER AND TO THE AUTHORITY. THE  
16 AUTHORITY SHALL CERTIFY EACH DONATION TO ENSURE THAT IT IS BEING  
17 MADE TO AN ELIGIBLE DEVELOPER TO BE USED SOLELY FOR THE COSTS  
18 ASSOCIATED WITH AN ELIGIBLE PROJECT. THE AUTHORITY COMPLETES  
19 CERTIFICATION BY PROVIDING A CERTIFICATE TO THE TAXPAYER IN A  
20 FORMAT ACCEPTABLE TO THE DEPARTMENT EVIDENCING THAT THE  
21 REQUIREMENTS OF THIS SECTION PERTAINING TO CERTIFICATION ARE MET.  
22 THE CERTIFICATE MUST STATE THE EFFECTIVE DATE OF THE DONATION.  
23 THE RISK OF TAX CREDIT RECAPTURE UNDER THIS SECTION SHALL BE  
24 DISCLOSED BY THE ELIGIBLE DEVELOPER AND ACKNOWLEDGED BY THE  
25 TAXPAYER IN WRITING PRIOR TO THE CERTIFICATION OF TAX CREDITS  
26 UNDER THIS SECTION. THE AUTHORITY MAY CHARGE AND COLLECT  
27 ADMINISTRATIVE FEES FROM ELIGIBLE DEVELOPERS TO RECOVER PROGRAM

1 ADMINISTRATION COSTS AND EXPENSES.

2 (7) (a) A TAXPAYER CLAIMING THE CREDIT ALLOWED BY THIS  
3 SECTION SHALL SUBMIT, MAINTAIN, AND RECORD ANY INFORMATION THAT  
4 THE DEPARTMENT MAY REQUIRE BY RULE REGARDING THE TAXPAYER'S  
5 DONATION TO THE ELIGIBLE DEVELOPER, INCLUDING THE CERTIFICATE  
6 RECEIVED FROM THE AUTHORITY EVIDENCING THAT THE DONATION HAS  
7 BEEN RECEIVED AND SATISFIES THE REQUIREMENTS OF THIS SECTION. A  
8 TAXPAYER SHALL ELECTRONICALLY FILE WITH THE DEPARTMENT THE  
9 CERTIFICATE THE TAXPAYER RECEIVES FROM THE AUTHORITY.

10 (b) THE ELIGIBLE DEVELOPER RECEIVING THE DONATION SHALL  
11 SUBMIT AND MAINTAIN SUCH RECORDS AS REQUIRED BY THE DEPARTMENT  
12 OR THE AUTHORITY TO DEMONSTRATE COMPLIANCE WITH THE  
13 REQUIREMENTS OF THIS SECTION OR TO DOCUMENT THAT DONATIONS ARE  
14 BEING MADE UNDER THIS SECTION TO PROMOTE THE CONSTRUCTION OF  
15 AFFORDABLE HOUSING FOR HOME OWNERSHIP THAT WILL FACILITATE THE  
16 PURPOSES OF THIS SECTION. THE DEPARTMENT AND THE AUTHORITY MAY  
17 AT ANY TIME, UPON REASONABLE DEMAND, INSPECT THE BOOKS,  
18 ACCOUNTS, AND RECORDS OF ANY ELIGIBLE DEVELOPER THAT HAS  
19 RECEIVED A DONATION UNDER THIS SECTION FOR THE PURPOSE OF  
20 VERIFYING COMPLIANCE, ELIGIBILITY, ELIGIBLE PROJECT COMPLETION, OR  
21 DONATION USE AND APPLICATION.

22 (8) THE DEPARTMENT MAY RECAPTURE TAX CREDITS PROVIDED TO  
23 A TAXPAYER IF THE ELIGIBLE DEVELOPER IS UNABLE TO DOCUMENT OR  
24 VALIDATE COMPLETION, AS EVIDENCED BY A RECORDED DEED  
25 RESTRICTION, OF THE ELIGIBLE PROJECT WITHIN THREE YEARS OF THE  
26 CERTIFICATION OF THE DONATION.

27 (9) NOT LATER THAN JANUARY 15 OF EACH YEAR IMMEDIATELY



1 FOLLOWING THE YEAR IN WHICH THE AUTHORITY CERTIFIES A TAX CREDIT  
2 IN ACCORDANCE WITH SUBSECTION (6) OF THIS SECTION, THE AUTHORITY  
3 SHALL PROVIDE THE DEPARTMENT WITH AN ELECTRONIC REPORT ON THE  
4 TAXPAYERS WHO HAVE RECEIVED A CREDIT ALLOWED BY THIS SECTION  
5 FOR THE CALENDAR YEAR THAT CONFORMS TO THE INCOME TAX YEAR FOR  
6 WHICH THE CREDIT IS ALLOWED. THE REPORT MUST INCLUDE THE  
7 FOLLOWING INFORMATION:

- 8 (a) THE NAME OF THE TAXPAYER;
- 9 (b) THE TAXPAYER'S SOCIAL SECURITY NUMBER OR FEDERAL  
10 EMPLOYEE IDENTIFICATION NUMBER; AND
- 11 (c) THE AMOUNT OF THE CREDIT ALLOWED BY THIS SECTION THAT  
12 IS ALLOCATED TO THE TAXPAYER.

13 (10) THE DEPARTMENT SHALL PROMULGATE, IN ACCORDANCE  
14 WITH ARTICLE 4 OF TITLE 24, ANY RULES NECESSARY TO FACILITATE THE  
15 EFFECTIVE IMPLEMENTATION OF THIS SECTION.

16 (11) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A  
17 TAXPAYER SHALL NOT CLAIM A CREDIT UNDER THIS SECTION FOR A  
18 DONATION FOR WHICH THE TAXPAYER IS CLAIMING ANY OTHER STATE TAX  
19 CREDIT OR DEDUCTION.

20 (12) THIS SECTION IS REPEALED, EFFECTIVE JULY 1, 2040.

21 **SECTION 2. Act subject to petition - effective date.** This act  
22 takes effect at 12:01 a.m. on the day following the expiration of the  
23 ninety-day period after final adjournment of the general assembly (August  
24 8, 2018, if adjournment sine die is on May 9, 2018); except that, if a  
25 referendum petition is filed pursuant to section 1 (3) of article V of the  
26 state constitution against this act or an item, section, or part of this act  
27 within such period, then the act, item, section, or part will not take effect

1 unless approved by the people at the general election to be held in  
2 November 2018 and, in such case, will take effect on the date of the  
3 official declaration of the vote thereon by the governor.