

Second Regular Session  
Seventy-fifth General Assembly  
STATE OF COLORADO

**ENGROSSED**

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

LLS NO. 26-0580.01 Sam Anderson x4218

**SENATE BILL 26-053**

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**SENATE SPONSORSHIP**

**Kirkmeyer and Mullica,**

**HOUSE SPONSORSHIP**

**Clifford and Gonzalez R.,**

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**Senate Committees**

Local Government & Housing

**House Committees**

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**A BILL FOR AN ACT**

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

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**Bill Summary**

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

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

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

SENATE  
Amended 2nd Reading  
February 25, 2026

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

2 **SECTION 1. Short title.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22 (I) Low-income or low- or moderate-income families; OR

23 (II) FAMILIES OF LAW ENFORCEMENT OFFICERS WORKING IN  
24 COLORADO OR FAMILIES OF FIRST RESPONDERS WORKING IN COLORADO  
25 WHOSE QUALIFYING INCOME DOES NOT EXCEED ONE HUNDRED TEN  
26 PERCENT OF THE QUALIFYING INCOME LIMITS ESTABLISHED BY THE BOARD  
27 UNDER SECTION 29-4-703 (10).

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