

CHAPTER 51

**GOVERNMENT - LOCAL**

SENATE BILL 26-053

BY SENATOR(S) Kirkmeyer and Mullica, Carson, Daugherty, Frizell, Kipp, Lindstedt, Liston, Pelton B., Roberts, Snyder, Coleman;  
also REPRESENTATIVE(S) Clifford and Gonzalez R., Boesenecker, Duran, Hamrick, Lindsay, Nguyen, Phillips, Rutinel, Velasco, McCluskie.

**AN ACT**

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

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

**SECTION 1. Short title.** The short title of this act is the "Colorado Champions Home Loan Program".

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

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

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

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

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

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

---

*Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.*

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

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

(5.9) "HOME IMPROVEMENT LOAN" MEANS A LOAN OF MONEY FOR THE ALTERATION, REPAIR, OR IMPROVEMENT OF AN EXISTING HOUSING FACILITY. THE TERM DOES NOT INCLUDE A LOAN FOR A POOL, HOT TUB, OR OTHER CONSTRUCTION NOT DIRECTLY IMPROVING THE STRUCTURAL INTEGRITY, GENERAL APPEARANCE, OR LIVING CONDITIONS WITHIN THE HOUSING FACILITY.

(12.3) "PEACE OFFICER" MEANS A PEACE OFFICER AS DESCRIBED IN SECTION 16-2.5-102, A NONCERTIFIED DEPUTY SHERIFF AS DESCRIBED IN SECTION 16-2.5-103 (2), AN EMERGENCY COMMUNICATIONS SPECIALIST AS DEFINED IN SECTION 29-11-101 (10.5), A CORRECTIONS OFFICER AS DESCRIBED IN SECTION 16-2.5-135, A PORT OF ENTRY OFFICER AS DESCRIBED IN SECTION 16-2.5-115, OR A WILDLIFE OFFICER AS DESCRIBED IN SECTION 16-2.5-116.

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

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

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

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

(II) FAMILIES OF FIRST RESPONDERS WORKING IN COLORADO WHOSE QUALIFYING INCOME DOES NOT EXCEED ONE HUNDRED TEN PERCENT OF THE QUALIFYING INCOME LIMITS ESTABLISHED BY THE BOARD UNDER SECTION 29-4-703 (10).

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

Approved: April 17, 2026