

Second Regular Session
Seventy-third General Assembly
STATE OF COLORADO

INTRODUCED

LLS NO. 22-0499.01 Bob Lackner x4350

SENATE BILL 22-072

SENATE SPONSORSHIP

Lundeen, Woodward

HOUSE SPONSORSHIP

(None),

Senate Committees

Local Government

House Committees

A BILL FOR AN ACT

101 CONCERNING THE CREATION OF A GRANT PROGRAM TO MAKE GRANT
102 AWARDS TO HOME OWNERS WHO MAKE RESIDENTIAL SPACE IN
103 THEIR HOMES AVAILABLE FOR INDIVIDUALS SEEKING HOUSING
104 ON A LONG-TERM RENTAL BASIS.

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 creates the grants to homeowners to make residential space available to renters grant program (grant program) as a 3-year pilot program in the division of housing (division) within the department of

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.

local affairs (DOLA). The grant program is established to provide state assistance in the form of a one-time grant award of \$500 to eligible recipients who make residential space available within their homes for the use of individuals seeking long-term rental housing. The grant program must operate for 3 consecutive state fiscal years, commencing with the 2023-24 state fiscal year through the 2025-26 state fiscal year.

The division administers the grant program. The division is required to create a process by which grant awards are made.

In order to be eligible to receive a grant award under the bill, an individual must:

- Be the owner of record of residential real property that the individual occupies as the individual's primary residence (owner-occupier);
- Be at least 55 years of age as of the date of an application submitted by the individual for a grant award;
- Make residential space available within the owner-occupier's home for use by an individual seeking housing on a rental basis for a period of not less than 180 consecutive days.

The bill creates the grants to homeowners to make residential space available to renters grant program fund (fund) in the state treasury. The fund funds grant awards under the grant program and the administrative costs of the division in administering the grant program.

The division is required to publish on an annual basis a report summarizing the use of the money that was awarded under the grant program in the preceding fiscal year. The bill specifies minimum contents of the report, and the report must be posted on DOLA's and the division's websites. The division is also required to prepare educational materials concerning the grant program and to display such materials on its page on DOLA's website.

Each county treasurer is required to include general information about the grant program in the notice the assessor sends concerning the property tax exemption for qualifying seniors. The division is required to provide information to the county treasurers about the grant program for inclusion in the notice.

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** 24-32-726 as
3 follows:

4 **24-32-726. Grant program to offer incentives to home owners**
5 **to offer residential space in their homes to renters - report -**

1 **definitions.** (1) AS USED IN THIS SECTION:

2 (a) "ELIGIBLE RECIPIENT" MEANS AN OWNER-OCCUPIER WHO IS
3 ELIGIBLE TO RECEIVE A GRANT AWARD THROUGH THE GRANT PROGRAM.

4 (b) "FUND" MEANS THE GRANTS TO HOMEOWNERS TO MAKE
5 RESIDENTIAL SPACE AVAILABLE TO RENTERS GRANT PROGRAM FUND
6 CREATED IN SUBSECTION (7)(a) OF THIS SECTION.

7 (c) "GRANT PROGRAM" MEANS THE GRANTS TO HOMEOWNERS TO
8 MAKE RESIDENTIAL SPACE AVAILABLE TO RENTERS GRANT PROGRAM,
9 ESTABLISHED AS A PILOT PROGRAM, IN SUBSECTION (2) OF THIS SECTION.

10 (d) "OWNER-OCCUPIER" MEANS AN INDIVIDUAL WHO IS THE OWNER
11 OF RECORD OF RESIDENTIAL REAL PROPERTY THAT THE INDIVIDUAL
12 OCCUPIES AS THE INDIVIDUAL'S PRIMARY RESIDENCE.

13 (2) THE GRANTS TO HOMEOWNERS TO MAKE RESIDENTIAL SPACE
14 AVAILABLE TO RENTERS GRANT PROGRAM IS HEREBY ESTABLISHED IN THE
15 DIVISION. THE GRANT PROGRAM IS ESTABLISHED AS A PILOT PROGRAM TO
16 PROVIDE STATE ASSISTANCE IN THE FORM OF A ONE-TIME GRANT AWARD
17 TO ELIGIBLE RECIPIENTS WHO MAKE RESIDENTIAL SPACE AVAILABLE
18 WITHIN THEIR HOMES FOR THE USE OF INDIVIDUALS SEEKING RENTAL
19 HOUSING IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. THE
20 GRANT PROGRAM MUST OPERATE FOR THREE CONSECUTIVE STATE FISCAL
21 YEARS, COMMENCING WITH THE 2023-24 STATE FISCAL YEAR AND
22 CONCLUDING WITH THE 2025-26 STATE FISCAL YEAR.

23 (3) THE DIVISION SHALL ADMINISTER THE GRANT PROGRAM, AND
24 IN CONNECTION WITH ITS ADMINISTRATION, THE DIVISION SHALL CREATE
25 THE PROCESS BY WHICH GRANT AWARDS ARE MADE.

26 (4) ON OR BEFORE MARCH 1, 2023, THE DIVISION SHALL ADOPT
27 POLICIES, PROCEDURES, AND GUIDELINES FOR THE GRANT PROGRAM THAT

1 INCLUDE, WITHOUT LIMITATION:

2 (a) PROCEDURES AND TIMELINES BY WHICH AN ELIGIBLE RECIPIENT
3 MAY APPLY FOR A GRANT AWARD;

4 (b) CRITERIA FOR DETERMINING GRANT AWARD ELIGIBILITY; AND

5 (c) REPORTING REQUIREMENTS FOR GRANT AWARD RECIPIENTS.

6 (5) (a) IN ORDER TO BE ELIGIBLE TO RECEIVE A GRANT AWARD
7 UNDER THIS SECTION, AN INDIVIDUAL MUST:

8 (I) BE AN OWNER-OCCUPIER;

9 (II) BE AT LEAST FIFTY-FIVE YEARS OF AGE AS OF THE DATE OF AN
10 APPLICATION SUBMITTED BY THE INDIVIDUAL FOR A GRANT AWARD UNDER
11 THIS SECTION;

12 (III) MAKE RESIDENTIAL SPACE AVAILABLE WITHIN THE
13 OWNER-OCCUPIER'S HOME FOR USE BY AN INDIVIDUAL SEEKING HOUSING
14 ON A RENTAL BASIS FOR A PERIOD OF NOT LESS THAN ONE HUNDRED
15 EIGHTY CONSECUTIVE DAYS; AND

16 (IV) NEVER PREVIOUSLY BEEN AWARDED A GRANT UNDER THE
17 GRANT PROGRAM.

18 (b) EACH GRANT AWARDED UNDER THIS SECTION MUST BE IN THE
19 AMOUNT OF FIVE HUNDRED DOLLARS. AN INDIVIDUAL IS ELIGIBLE FOR
20 ONLY ONE GRANT AWARD THAT MAY BE AWARDED UNDER THIS SECTION.

21 (c) THE TERMS OF ANY GRANT AWARDED UNDER THE GRANT
22 PROGRAM MUST BE MEMORIALIZED IN A WRITTEN AGREEMENT BETWEEN
23 THE DIVISION AND THE ELIGIBLE RECIPIENT.

24 (6) THE AGGREGATE AMOUNT THE STATE SHALL EXPEND ON THE
25 GRANT PROGRAM FOR THE ENTIRETY OF ITS EXISTENCE SHALL NOT EXCEED
26 TWO MILLION DOLLARS.

27 (7) (a) THE GRANTS TO HOMEOWNERS TO MAKE RESIDENTIAL

1 SPACE AVAILABLE TO RENTERS GRANT PROGRAM FUND IS HEREBY
2 CREATED IN THE STATE TREASURY. THE FUND CONSISTS OF MONEY
3 APPROPRIATED OR TRANSFERRED TO THE FUND BY THE GENERAL
4 ASSEMBLY AND ANY GIFTS, GRANTS, OR DONATIONS FROM ANY PUBLIC OR
5 PRIVATE SOURCES, INCLUDING GOVERNMENTAL ENTITIES, THAT THE
6 DIVISION IS HEREBY AUTHORIZED TO SEEK AND ACCEPT.

7 (b) THE FUND MUST ONLY BE USED FOR THE PURPOSE OF FUNDING
8 GRANT AWARDS UNDER THE GRANT PROGRAM AND THE ADMINISTRATIVE
9 COSTS OF THE DIVISION, NOT TO EXCEED FIVE PERCENT OF THE BALANCE
10 IN THE FUND AT ANY ONE TIME, IN ADMINISTERING THE GRANT PROGRAM.

11 (c) EXCEPT AS OTHERWISE REQUIRED BY THIS SUBSECTION (7), ALL
12 MONEY NOT EXPENDED OR ENCUMBERED, AND ALL INTEREST EARNED ON
13 THE INVESTMENT OR DEPOSIT OF MONEY IN THE FUND, REMAINS IN THE
14 FUND AND DOES NOT REVERT TO THE GENERAL FUND OR ANY OTHER FUND
15 AT THE END OF ANY FISCAL YEAR. THE MONEY IN THE FUND IS
16 CONTINUOUSLY APPROPRIATED TO THE DIVISION FOR THE PURPOSES OF
17 THIS SECTION.

18 (8) (a) ON OR BEFORE NOVEMBER 1, 2024, AND ON OR BEFORE
19 NOVEMBER 1 OF EACH YEAR THEREAFTER, THE DIVISION SHALL PUBLISH
20 A REPORT SUMMARIZING THE USE OF THE MONEY THAT WAS AWARDED
21 UNDER THE GRANT PROGRAM IN THE PRECEDING FISCAL YEAR. AT A
22 MINIMUM, THE REPORT SHALL SPECIFY THE AGGREGATE NUMBER OF
23 ELIGIBLE RECIPIENTS THAT HAVE APPLIED FOR AND BEEN AWARDED
24 GRANTS UNDER SUBSECTION (3) OF THIS SECTION, THE AMOUNT OF TOTAL
25 FUNDING DISTRIBUTED TO ALL GRANT RECIPIENTS, AND ANY OTHER
26 INFORMATION DEEMED BENEFICIAL FOR INCLUSION IN THE REPORT IN THE
27 DISCRETION OF THE DIVISION. THE REPORT MUST BE POSTED ON THE

1 WEBSITES OF THE DEPARTMENT OF LOCAL AFFAIRS AND THE DIVISION.

2 (b) IN ITS PRESENTATION TO THE JOINT COMMITTEES OF REFERENCE
3 PURSUANT TO SECTION 2-7-203, THE DEPARTMENT SHALL SUMMARIZE THE
4 INFORMATION CONTAINED IN THE REPORT PUBLISHED BY THE DIVISION
5 PURSUANT TO SUBSECTION (8)(a) OF THIS SECTION.

6 (9) (a) THE DIVISION SHALL PREPARE EDUCATIONAL MATERIALS
7 CONCERNING THE GRANT PROGRAM AND SHALL DISPLAY SUCH MATERIALS
8 ON ITS PAGE ON THE OFFICIAL WEBSITE OF THE DEPARTMENT OF LOCAL
9 AFFAIRS.

10 (b) EACH COUNTY TREASURER SHALL INCLUDE GENERAL
11 INFORMATION ABOUT THE GRANT PROGRAM IN THE NOTICE THE ASSESSOR
12 MAILED OR ELECTRONICALLY SENDS TO EACH PERSON WHOSE NAME
13 APPEARS ON THE TAX LIST AND WARRANT AS AN OWNER OF RESIDENTIAL
14 REAL PROPERTY THAT PROVIDES NOTICE OF THE PROPERTY TAX
15 EXEMPTION ALLOWED BY SECTION 39-3-203 (1). THE INFORMATION
16 REQUIRED BY THIS SUBSECTION (9)(b) MAY ALSO BE INCLUDED WITH ANY
17 OTHER NOTICE SENT BY THE COUNTY TREASURER PURSUANT TO SECTION
18 39-3-204. THE DIVISION SHALL PROVIDE INFORMATION TO THE COUNTY
19 TREASURERS ABOUT THE GRANT PROGRAM FOR INCLUSION IN THE NOTICE
20 REQUIRED BY THIS SUBSECTION (9)(b).

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; except
24 that, if a referendum petition is filed pursuant to section 1 (3) of article V
25 of the state constitution against this act or an item, section, or part of this
26 act within such period, then the act, item, section, or part will not take
27 effect unless approved by the people at the general election to be held in

- 1 November 2022 and, in such case, will take effect on the date of the
- 2 official declaration of the vote thereon by the governor.