

First Regular Session  
Sixty-ninth General Assembly  
STATE OF COLORADO

**REREVISED**

*This Version Includes All Amendments  
Adopted in the Second House*

LLS NO. 13-0511.01 Bart Miller x2173

**SENATE BILL 13-118**

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**SENATE SPONSORSHIP**

**Hodge,**

**HOUSE SPONSORSHIP**

**Pabon,**

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**Senate Committees**

Business, Labor, & Technology

**House Committees**

Business, Labor, Economic, & Workforce  
Development

HOUSE  
3rd Reading Unamended  
March 11, 2013

HOUSE  
2nd Reading Unamended  
March 8, 2013

SENATE  
3rd Reading Unamended  
February 15, 2013

SENATE  
Amended 2nd Reading  
February 14, 2013

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**A BILL FOR AN ACT**

101 **CONCERNING CLARIFICATION OF THE EXEMPTIONS FROM THE LAWS**  
102 **REGULATING MORTGAGE LOAN ORIGINATORS, AND, IN**  
103 **CONNECTION THEREWITH, EXEMPTING REAL ESTATE LICENSEES**  
104 **REPRESENTING PERSONS PROVIDING SELLER FINANCING FOR**  
105 **THE SALE OF A LIMITED NUMBER OF RESIDENTIAL PROPERTIES**  
106 **ANNUALLY AS ALLOWED BY LAW.**

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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://www.leg.state.co.us/billsummaries>.)*

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

In the "Mortgage Loan Originator Licensing and Mortgage Company Registration Act" (act), the bill clarifies the exemption for a person, estate, or trust providing seller financing for no more than 5 residential properties in a 12-month period by specifying that seller financing continues to be subject to provisions of the law prohibiting fraudulent and deceptive practices. The bill also exempts a real estate licensee representing a person that qualifies for this exemption.

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

2 **SECTION 1. In Colorado Revised Statutes, 12-61-904, add (1)**

3 (1) as follows:

4 **12-61-904. Exemptions - rules.** (1) Except as otherwise provided  
5 in section 12-61-911, this part 9 does not apply to the following, unless  
6 otherwise determined by the federal bureau of consumer financial  
7 protection or the United States department of housing and urban  
8 development:

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10 (1) A PERSON LICENSED UNDER PART 1 OF THIS ARTICLE WHO  
11 REPRESENTS A PERSON, ESTATE, OR TRUST PROVIDING MORTGAGE  
12 FINANCING UNDER PARAGRAPH (b) OF THIS SUBSECTION (1).

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14 **SECTION 2. Safety clause.** The general assembly hereby finds,  
15 determines, and declares that this act is necessary for the immediate  
16 preservation of the public peace, health, and safety.