

**First Regular Session  
Sixty-eighth General Assembly  
STATE OF COLORADO**

**PREAMENDED**

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

LLS NO. 11-0546.01 Bart Miller

**HOUSE BILL 11-1022**

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**HOUSE SPONSORSHIP**

**Scott,** Massey, Holbert, Joshi, McNulty

**SENATE SPONSORSHIP**

**Morse,** Harvey, Grantham, Steadman

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**House Committees**

Economic and Business Development

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING THE EXEMPTION FROM LAWS REGULATING MORTGAGE**  
102            **LOAN ORIGINATORS OF CERTAIN PERSONS PROVIDING SELLER**  
103            **FINANCING FOR THE SALE OF A LIMITED NUMBER OF**  
104            **RESIDENTIAL PROPERTIES.**

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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>.)*

The bill exempts from the "Mortgage Loan Originator Licensing and Mortgage Company Registration Act" a person, estate, or trust that

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.*

provides mortgage financing for the sale of no more than 3 residential properties in any 12-month period to purchasers of such properties, each of which is owned by the person, estate, or trust.

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

2 **SECTION 1. Legislative declaration.** (1) The general assembly  
3 hereby finds that:

4 (a) Colorado is currently experiencing a deep economic recession;

5 (b) The housing market is vital to any economic recovery in  
6 Colorado;

7 (c) The recovery of housing markets in Colorado, much like other  
8 states, are impeded by tight credit market conditions and the inability of  
9 borrowers to receive the financing necessary to purchase real property  
10 and thereby relieve the markets of excess inventory; and

11 (d) In order for excess inventory to be consumed, and thereby the  
12 housing market to recover, real property in Colorado must have the ability  
13 to be conveyed using all available means of financing.

14 **SECTION 2.** The introductory portion to 12-61-904 (1) and  
15 12-61-904 (1) (b), Colorado Revised Statutes, are amended to read:

16 **12-61-904. Exemptions.** (1) Except as otherwise provided in  
17 section 12-61-911, this part 9 shall DOES not apply to the following:

18 (b) ~~An individual who only offers or negotiates terms of a~~  
19 ~~residential mortgage loan secured by a dwelling that served as the~~  
20 ~~individual's residence~~ WITH RESPECT TO A RESIDENTIAL MORTGAGE LOAN,  
21 A PERSON, ESTATE, OR TRUST THAT PROVIDES MORTGAGE FINANCING FOR  
22 THE SALE OF NO MORE THAN THREE PROPERTIES IN ANY TWELVE-MONTH  
23 PERIOD TO PURCHASERS OF SUCH PROPERTIES, EACH OF WHICH IS OWNED  
24 BY SUCH PERSON, ESTATE, OR TRUST AND SERVES AS SECURITY FOR THE

1 LOAN;

2 **SECTION 3. Safety clause.** The general assembly hereby finds,  
3 determines, and declares that this act is necessary for the immediate  
4 preservation of the public peace, health, and safety.