## Second Regular Session Seventy-third General Assembly STATE OF COLORADO

#### REREVISED

This Version Includes All Amendments Adopted in the Second House SENATE BILL 22-086

LLS NO. 22-0682.01 Richard Sweetman x4333

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### A BILL FOR AN ACT

101	CONCERNING ASSETS EXEMPTED FROM SEIZURE IN CERTAIN
102	PROCEEDINGS, AND, IN CONNECTION THEREWITH, EXPANDING
103	THE AMOUNT AND APPLICATION OF THE HOMESTEAD
104	EXEMPTION TO INCLUDE PERSONAL PROPERTY THAT IS
105	ACTUALLY USED AS A RESIDENCE, INCREASING THE SCOPE AND
106	AMOUNT OF ASSETS THAT MAY BE EXEMPTED, ADDING CERTAIN
107	NEW EXEMPTIONS, RECREATING AND INCREASING AN
108	EXEMPTION FOR MONEY IN DEPOSITORY ACCOUNTS, AND
109	REMOVING A REQUIREMENT THAT A PERSON MUST DEPOSIT AND
110	NOT COMMINGLE FUNDS IN ORDER TO RENDER CHILD SUPPORT
111	PAYMENTS OR UNEMPLOYMENT BENEFITS EXEMPT FROM LEVY
112	TO PAY A DEBT.

# HOUSE 3rd Reading Unamended March 22, 2022







#### **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 <u>http://leg.colorado.gov</u>.)

Section 1 of the bill makes legislative findings and declarations.

Colorado's statutory homestead exemption exempts a portion of a homestead from seizure to satisfy a debt, contract, or civil obligation. **Section 2** increases the amount of the homestead exemption:

- From \$75,000 to \$300,000 if the homestead is occupied as a home by an owner of the home or an owner's family; and
- From \$105,000 to \$400,000 if the homestead is occupied as a home by an owner who is elderly or disabled, an owner's spouse who is elderly or disabled, or an owner's dependent who is elderly or disabled.

Section 3 expands the meaning of "homestead" to expressly include a "dwelling", and section 4 defines a dwelling as conventional housing and personal property that is actually used as a residence, including any vehicle, trailer, vessel, camper coach, mounted equipment, railway car, shipping or cargo container, or shed.

Section 5 increases the maximum amounts of existing exemptions from levy and sale under a writ of attachment or execution for certain types of property and creates new exemptions for:

- Firearms and hunting and fishing equipment;
- Economic impact payments;
- Health savings accounts; and
- Money placed into a life expectancy set-aside account or similar reserve fund, escrow, or impound account, which money is derived from reverse mortgage proceeds that are designated for specific uses.

Section 5 also recreates and increases an exemption for money in depository accounts.

Sections 5, 6, and 7 remove a requirement that a person must deposit child support payments in an account designated for the child and, with regard to child support payments and unemployment benefits, not commingle funds in order to claim an exemption for child support payments or an exemption for unemployment benefits.

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

2

**SECTION 1. Legislative declaration.** (1) The general assembly

1 finds that:

- 2 (a) The recent rises in Colorado's population and home values
  3 have made it more difficult for people to find affordable housing;
- 4 (b) This housing crisis affects a wide swath of the population,
  5 putting more pressure on family budgets;
- (c) The higher cost of housing has forced many of Colorado's
  aging and less-wealthy individuals to reside in unconventional housing,
  including tiny homes; recreational vehicles, campers, and other vehicles;
  boats and other vessels; and other types of real and personal property;
- (d) Unfortunately, individuals residing in such unconventional
  housing do not enjoy protection from creditors under Colorado's
  homestead exemption law because Colorado's definition of a "homestead"
  applies to real property and to mobile homes, manufactured homes,
  trailers, and trailer coaches but not to other types of unconventional
  housing; and
- (e) When creditors acquire and dispose of property that serves as
  unconventional housing, the residents of such housing are often left
  homeless.
- 19

(2) The general assembly also finds that:

20 (a) Section 1 of article XVIII of the state constitution requires the
21 general assembly to pass liberal homestead and exemption laws;

- (b) Colorado courts have expressed a policy of broad and liberalinterpretation of the homestead exemption;
- (c) In 1982, with the enactment of Senate Bill 82-27, and in 1983,
  with the enactment of House Bill 83-1428, the general assembly
  expanded the homestead exemption to apply to mobile homes and
  manufactured homes, respectively;
  - -3-

(d) In 2000, with the enactment of Senate Bill 00-003, the general
 assembly again expanded the homestead exemption to include trailers and
 trailer coaches; and

4 (e) Nonetheless, in 2016, in the case of *In re Romero*, the United
5 States district court for the district of Colorado declined to interpret
6 Colorado's homestead exemption as applying to unconventional dwellings
7 and sleeping quarters that are not specifically described in the homestead
8 exemption statute.

9

(3) The general assembly also finds that:

10 (a) The original purpose of the homestead exemption was to
11 protect an amount of equity that is required to keep a roof over a family's
12 head;

13 (b) The increase in the cost of homes has left the current14 homestead exemption outdated;

(c) For many individuals, home ownership is the cornerstone of
the American dream, yet as of November 5, 2021, the typical home value
in the United States is \$316,368, according to Zillow, and this value is
seasonally adjusted and includes only the middle-price tier of homes;

(d) Of course, home values are not uniform across the country,
and in some states a typical home costs far more than the national
average. According to Zillow, the value of a typical single-family home
in Colorado is \$442,766, which is higher than the national average as
reported by Microsoft's MS Money app.

(e) Based on these figures, Colorado's statutory homestead
exemption amount of \$75,000 protects only about 17% of the value of the
typical Colorado home and about 24% for homeowners who are elderly
or disabled; and

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1 (f) According to the Denver Metro Association of Realtors, the 2 median closing price of a home in the Denver metro area was \$543,000 3 for November 2021. 4 (4) The general assembly therefore declares that it is in the best 5 interests of residents of the state for the general assembly to: 6 (a) Increase the amount of the homestead exemption; (b) Expand the definition of "homestead" to expressly include a 7 8 broad range of real and personal property when such property is actually 9 used as a dwelling or place of residence; 10 (c) Increase the maximum amounts of existing exemptions for 11 depository accounts and certain types of property; and 12 (d) Create new exemptions for: 13 (I) Firearms and hunting and fishing equipment; 14 (II) Economic impact payments; 15 (III) Health savings accounts; and 16 (IV) Money placed into a life expectancy set-aside account or 17 similar reserve fund, escrow, or impound account, which money is 18 derived from reverse mortgage proceeds that are designated for specific 19 uses. 20 (e) Remove the requirement that a person not commingle funds in 21 order to claim an exemption for child support payments or unemployment 22 benefits. 23 **SECTION 2.** In Colorado Revised Statutes, **amend** 38-41-201 as 24 follows: 25 **38-41-201.** Homestead exemption - definitions. (1) Every 26 homestead in the state of Colorado shall be IS exempt from execution and 27 attachment arising from any debt, contract, or civil obligation not

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exceeding in actual cash value in excess of any liens or encumbrances on
 the homesteaded property in existence at the time of any levy of execution
 thereon:

4 (a) The sum of seventy-five <u>TWO HUNDRED FIFTY</u> thousand dollars
5 if the homestead is occupied as a home by an owner thereof or an owner's
6 family; or

(b) The sum of one hundred five <u>THREE HUNDRED FIFTY</u> thousand
dollars if the homestead is occupied as a home by an elderly or disabled
owner WHO IS ELDERLY OR DISABLED, an elderly or disabled spouse of an
owner OWNER'S SPOUSE WHO IS ELDERLY OR DISABLED, or an elderly or
disabled dependent of an owner OWNER'S DEPENDENT WHO IS ELDERLY OR
DISABLED.

13 (2) As used in this section, unless the context otherwise requires: 14 (a) "Disabled owner", "disabled spouse", or "disabled dependent" 15 "DISABLED" means an owner, spouse, or dependent who has HAVING a 16 physical or mental impairment that is disabling and that, because of other 17 factors such as age, training, experience, or social setting, substantially 18 precludes the owner, spouse, or dependent PERSON from engaging in a 19 useful occupation as a homemaker, a wage earner, or a self-employed 20 person in any employment that exists in the community and for which he 21 or she THE PERSON has competence.

(b) "Elderly" owner", "elderly spouse", or "elderly dependent"
"ELDERLY" means an owner, spouse, or dependent who is sixty years of
age or older.

SECTION 3. In Colorado Revised Statutes, amend 38-41-205 as
 follows:

27 **38-41-205.** Of what homestead may consist. (1) The homestead

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1	mentioned in this part 2 may consist of:
2	(a) A <u>DWELLING</u> , AS DEFINED IN SECTION 38-41-201.7;
3	(b) A house and lot or <u>lots, INCLUDING MANUFACTURED HOMES</u> ,
4	MOBILE HOMES, TRAILERS, AND TRAILER COACHES, AS SET FORTH IN
5	<u>SECTION 38-41-201.6;</u> or
6	(c) of A farm consisting of any number of acres.
7	SECTION 4. In Colorado Revised Statutes, add 38-41-201.7 as
8	follows:
9	38-41-201.7. Definition of "dwelling" - personal property
10	included. (1) As used in this part 2, unless the context otherwise
11	REQUIRES, "DWELLING" MEANS CONVENTIONAL HOUSING AND PERSONAL
12	PROPERTY THAT IS ACTUALLY USED AS A RESIDENCE, INCLUDING:
13	(a) A VEHICLE, AS DEFINED IN SECTION 42-1-102 (112), INCLUDING
14	ANY TRAILER, AS DEFINED IN SECTION 42-1-102 (105);
15	(b) A VESSEL, AS DEFINED IN SECTION 33-13-102 (5);
16	(c) A CAMPER COACH, AS DEFINED IN SECTION 42-1-102 (13);
17	(d) Mounted equipment, as defined in section $42-1-102(60)$ ;
18	(e) A RAILWAY CAR;
19	(f) A SHIPPING OR CARGO CONTAINER OR <u>SHED;</u>
20	(g) A YURT; AND
21	(h) A TINY HOME, WHETHER MOVABLE ON WHEELS OR STATIONARY
22	<u>ON A FOUNDATION.</u>
23	SECTION 5. In Colorado Revised Statutes, amend 38-41-207 as
24	<u>follows:</u>
25	<b><u>38-41-207. Proceeds exempt - bona fide purchaser.</u></b> (1) THE
26	FOLLOWING PROCEEDS ARE EXEMPT FROM EXECUTION OR ATTACHMENT
27	FOR A PERIOD OF THREE YEARS AFTER RECEIPT IF THE PERSON ENTITLED TO

1	THE EXEMPTION KEEPS THE EXEMPTED PROCEEDS SEPARATE AND APART
2	FROM OTHER MONEY SO THAT THE PROCEEDS MAY BE ALWAYS IDENTIFIED:
3	(a) The proceeds from the exempt amount under this part 2, in the
4	event the property is sold by the owner; or
5	(b) The proceeds from such A sale OF HOMESTEAD PROPERTY
6	under section 38-41-206 paid to the owner of the property or person
7	entitled to the homestead; shall be exempt from execution or attachment
8	for a period of two years after such sale if the person entitled to such
9	exemption keeps the exempted proceeds separate and apart from other
10	moneys so that the same may be always identified. OR
11	(c) THE PROCEEDS FROM INSURANCE COVERING DESTRUCTION OF
12	HOMESTEAD PROPERTY HELD FOR USE IN RESTORING OR REPLACING THE
13	HOMESTEAD PROPERTY, UP TO THE AMOUNT SPECIFIED IN THIS SECTION.
14	(2) If the person receiving such THE proceeds uses said THE
15	proceeds in the acquisition of other property for a home, there shall be
16	carried over to the new property the same homestead exemption to which
17	the owner was entitled on the property sold Such CARRIES OVER TO THE
18	NEW PROPERTY. THE homestead exemption shall IS not be valid as against
19	one A PERSON entitled to a vendor's lien or the holder of a purchase
20	money mortgage against said THE new property.
21	SECTION 6. In Colorado Revised Statutes, 13-54-102, amend
22	(1)(e), (1)(g), (1)(i), (1)(j)(I), (1)(j)(II)(A), (1)(o), (1)(s), (1)(u), (1)(v),
23	(1)(w), and (3); and <b>add</b> (1)(x), (1)(y), $(1)(z)$ , and (6) as follows:
24	13-54-102. Property exempt - <u>commingled exempt and</u>
25	<u>nonexempt assets -</u> definitions. (1) The following property is exempt
26	from levy and sale under writ of attachment or writ of execution:
27	(e) The household goods owned and used by the debtor or the

debtor's dependents to the extent of three SIX thousand dollars in value;
(g) (I) Except as otherwise provided in subparagraph (II) of this
paragraph (g) SUBSECTION (1)(g)(II) OF THIS SECTION, in the case of every
debtor engaged in agriculture as the debtor's principal occupation,
including but not limited to farming, ranching, and dairy production OR
the raising of livestock or poultry, THE FOLLOWING, IN THE AGGREGATE
VALUE OF ONE HUNDRED THOUSAND DOLLARS:

8

(A) All livestock, poultry, or other animals;

9 (B) All crops, dairy products, and agricultural products grown,
10 raised, or produced; and

(C) All tractors, farm implements, trucks used in agricultural
operations, harvesting equipment, seed, and agricultural machinery and
tools. in the aggregate value of fifty thousand dollars.

14 (II) Only one exemption in the aggregate value of fifty ONE 15 HUNDRED thousand dollars shall be IS allowed for a debtor and his or her 16 THE DEBTOR'S spouse under subparagraph (I) of this paragraph (g) 17 SUBSECTION (1)(g)(I) OF THIS SECTION. In the event that property is 18 claimed as exempt by a debtor or his or her THE DEBTOR'S spouse under 19 subparagraph (I) of this paragraph (g) SUBSECTION (1)(g)(I) OF THIS 20 SECTION, no exemption shall be IS allowed for such THE debtor or his or 21 her THE DEBTOR'S spouse under paragraph (i) of this subsection (1) 22 SUBSECTION (1)(i) OF THIS SECTION.

(i) (I) EXCEPT AS DESCRIBED IN SUBSECTION (1)(i)(II) OF THIS
SECTION, the stock in trade, supplies, fixtures, maps, machines, tools,
electronics, equipment, books, and business materials of a debtor THAT
ARE used and kept for the purpose of carrying on:

27

(A) The debtor's primary gainful occupation, in the aggregate

1 value of thirty SIXTY thousand dollars; or

2 (B) used and kept for Any other gainful occupation, in the
3 aggregate value of ten TWENTY thousand dollars.

4 (II) except that Exempt property described in this paragraph (i)
5 SUBSECTION (1)(i) may not also be claimed as exempt pursuant to
6 paragraph (j) of this subsection (1) SUBSECTION (1)(j) OF THIS SECTION.

7 (j) (I) Up to two motor vehicles or bicycles kept and used by any
8 debtor, in the aggregate value of seven thousand five hundred FIFTEEN
9 THOUSAND dollars; or

(II) (A) Up to two motor vehicles or bicycles kept and used by any
 elderly or disabled debtor WHO IS ELDERLY OR DISABLED or by any debtor
 with an elderly or disabled DEBTOR'S spouse or dependent WHO IS
 ELDERLY OR DISABLED, in the aggregate value of twelve thousand five
 hundred TWENTY-FIVE THOUSAND dollars.

(o) The full amount of any federal or state income tax refund
attributed to an earned income tax credit or a ANY child tax credit,
WHETHER AS A REFUNDABLE TAX CREDIT OR AS A NONREFUNDABLE
REDUCTION IN TAX;

19 (s) Property, including funds, held in or payable from any pension 20 or retirement plan, or deferred compensation plan, AND HEALTH SAVINGS 21 ACCOUNTS, including those in which the debtor has received benefits or 22 payments, has the present right to receive benefits or payments, or has the 23 right to receive benefits or payments in the future and including pensions 24 or plans which THAT qualify under the federal "Employee Retirement 25 Income Security Act of 1974", as amended; as an ANY employee pension 26 benefit plan, as defined in 29 U.S.C. sec. 1002; any individual retirement 27 account, as defined in 26 U.S.C. sec. 408; any Roth individual retirement account, as defined in 26 U.S.C. sec. 408A; and any plan, as defined in
 26 U.S.C. sec. 401, and as these plans may be amended from time to time;

3 (u) Any court-ordered domestic support obligation or payment,
4 including a maintenance obligation or payment or a child support
5 obligation or payment; if the child support obligation or payment meets
6 the requirements of section 13-54-102.5;

(v) Any claim for public or private disability benefits due, or any
proceeds thereof OF SUCH A CLAIM, not otherwise provided for under law,
up to four FIVE thousand dollars per month. Any claim or proceeds in
excess of this amount is subject to garnishment in accordance with
section 13-54-104.

(w) (I) Through June 1, 2021, Up to four <u>TWO thousand FIVE</u>
 <u>HUNDRED</u> dollars cumulative in a depository account or accounts in the
 name of the debtor.

15 (II) This subsection (1)(w) is repealed, effective September 1,
16 2022.

17 (x) THE DEBTOR'S AGGREGATE INTEREST IN FIREARMS AND
18 HUNTING AND FISHING EQUIPMENT HELD FOR PERSONAL, FAMILY, OR
19 HOUSEHOLD USE OR FOR THE PERSONAL SAFETY OF THE DEBTOR AND
20 MEMBERS OF THE DEBTOR'S HOUSEHOLD, NOT TO EXCEED ONE THOUSAND
21 DOLLARS IN VALUE;

(y) (I) ANY ECONOMIC IMPACT PAYMENT HELD BY OR PAYABLE TO
A DEBTOR OR TO A DEBTOR'S DEPENDENTS IN ANY FORM.

(II) AS USED IN THIS SUBSECTION (1)(y) AND IN SUBSECTION (3) OF
THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES, "ECONOMIC
IMPACT PAYMENT" MEANS A PAYMENT FROM A FEDERAL, STATE, OR LOCAL
GOVERNMENT TO A DEBTOR OR TO A DEBTOR'S DEPENDENTS TO ASSIST IN

MANAGING THE ECONOMIC CONSEQUENCES OF A NATIONAL OR STATEWIDE
 EMERGENCY OR DISASTER. "ECONOMIC IMPACT PAYMENT" INCLUDES:

3 (A) ALL ECONOMIC IMPACT AND STIMULUS RECOVERY PAYMENTS
4 TO DEBTORS PURSUANT TO THE FEDERAL "CORONAVIRUS AID, RELIEF,
5 AND ECONOMIC SECURITY ACT", PUB.L. 116-136, AS AMENDED, OR
6 OTHERWISE RELATING TO THE COVID-19 PANDEMIC; AND

(B) ALL OTHER ECONOMIC IMPACT OR STIMULUS RECOVERY
PAYMENTS TO DEBTORS, WHICH PAYMENTS ARE AUTHORIZED TO ASSIST
WITH ECONOMIC RECOVERY FROM THE COVID-19 PANDEMIC OR FROM
ANY NATIONAL OR STATEWIDE EMERGENCY OR DISASTER. IT IS THE INTENT
OF THE GENERAL ASSEMBLY THAT THIS DEFINITION BE INTERPRETED IN THE
BROADEST POSSIBLE MANNER TO PROTECT SUCH PAYMENTS.

(z) ALL MONEY PLACED INTO A LIFE EXPECTANCY SET-ASIDE
ACCOUNT OR SIMILAR RESERVE FUND, ESCROW, OR IMPOUND ACCOUNT,
WHICH MONEY IS DERIVED FROM REVERSE MORTGAGE PROCEEDS THAT ARE
DESIGNATED FOR USE TO PAY FOR REAL ESTATE PROPERTY TAXES;
HOMEOWNER'S HAZARD, FLOOD, OR OTHER PROPERTY INSURANCE; OR
OTHER HOME MAINTENANCE EXPENSES.

(3) Notwithstanding the provisions of paragraph (s) of subsection
(1) SUBSECTIONS (1)(s) AND (1)(y) of this section, any ECONOMIC IMPACT
PAYMENT AND ANY pension or retirement benefit or payment shall be IS
subject to attachment or levy in satisfaction of a judgment taken for
arrearages for child support or for child support debt, subject to the
limitations contained in section 13-54-104.

25	(6) TO THE EXTENT THAT EXEMPT ASSETS ARE COMMINGLED WITH
26	NONEXEMPT ASSETS, A FIRST-IN FIRST-OUT ACCOUNTING SHALL BE USED
27	TO DETERMINE THE PORTION OF THE COMMINGLED ASSETS TO WHICH THE

1 EXEMPTION APPLIES. IF EXEMPT ASSETS ARE COMMINGLED WITH 2 NONEXEMPT ASSETS AS PART OF A SINGLE TRANSACTION, ANY AMOUNTS 3 WITHDRAWN FROM AN ACCOUNT FOR THE PURPOSE OF SUCH TRANSACTION 4 SHALL BE ASSESSED ON A PRO RATA BASIS. THIS SUBSECTION (6) APPLIES 5 TO ALL PROVISIONS OF THE COLORADO REVISED STATUTES CONCERNING 6 THE EXEMPTION OF ASSETS FROM SEIZURE, EXCEPT FOR EXEMPTIONS THAT 7 REQUIRE SEGREGATION. 8 SECTION 7. In Colorado Revised Statutes, amend 13-54-102.5 9 as follows: 10 13-54-102.5. Child support payments - exemption. (1) Any

past or present child support obligation owed by a parent or child support payment made by a parent that is required by a support order is exempt from levy under writ of attachment or writ of execution for any debt owed by either parent. A child support payment is no longer exempt under the provisions of this section if the recipient of the payment intermingles the payment with any other moneys.

17 (2) A child support payment is only exempt under the provisions 18 of subsection (1) of this section after the payment is deposited in a bank, 19 savings and loan, or credit union account if the account is a custodial 20 account for the benefit of the child designated for child support payments 21 and if no moneys other than child support payments made pursuant to a 22 support order or interest earned on the moneys in the account are 23 deposited into the account.

24 SECTION <u>8.</u> In Colorado Revised Statutes, amend 8-80-103 as
25 follows:

8-80-103. Assignment of benefits void - exemptions. Any
assignment, pledge, or encumbrance of any right to benefits which THAT

1 are or may become due or payable under articles 70 to 82 of this title shall 2 be TITLE 8 ARE void. Except as provided in the "Colorado Child Support 3 Enforcement Procedures Act", article 14 of title 14, <del>C.R.S.,</del> such rights to 4 benefits shall be ARE exempt from levy, execution, attachment, or any 5 other remedy provided for the collection of debt. Benefits received by any 6 individual so long as they are not mingled with other funds of the 7 recipient, shall be ARE exempt from any remedy for the collection of all 8 debts except debts incurred for necessaries furnished to such THE 9 individual, his THE INDIVIDUAL'S spouse, or THE INDIVIDUAL'S dependents 10 during the time when such THE individual was unemployed or child 11 support debt or arrearages as specified in article 14 of title 14. C.R.S. Any 12 waiver of any exemption provided for in this section shall be IS void.

SECTION <u>9.</u> Safety clause. The general assembly hereby finds,
 determines, and declares that this act is necessary for the immediate
 preservation of the public peace, health, or safety.