

Initiative 2023-24 #305  
Valuation for Assessments

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2023-2024 #\_\_\_

*Be it Enacted by the People of the State of Colorado:*

**SECTION 1.** In Colorado Revised Statutes, 39-1-104, **repeal and reenact with amendments** (1), as follows:

**39-1-104. Valuation for assessments - definitions.** (1) EXCEPT AS OTHERWISE PROVIDED IN THIS SUBSECTION (1), FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER JANUARY 1, 2025, THE VALUATION FOR ASSESSMENT OF TAXABLE NONRESIDENTIAL PROPERTY IN THE STATE SHALL BE DECREASED ONE PERCENT PER YEAR FOR FIVE YEARS FROM 29 PERCENT TO 24 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE THEREOF MINUS THE LESSER OF FIFTY THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS. ACTUAL VALUE SHALL BE AS DETERMINED BY THE ASSESSOR AND THE ADMINISTRATOR IN THE MANNER PRESCRIBED BY LAW, AND THAT PERCENTAGE SHALL BE UNIFORMLY APPLIED, WITHOUT EXCEPTION, TO THE ACTUAL VALUE, SO DETERMINED, OF THE REAL AND PERSONAL PROPERTY LOCATED WITHIN THE TERRITORIAL LIMITS OF THE AUTHORITY LEVYING A PROPERTY TAX, AND ALL PROPERTY TAXES SHALL BE LEVIED AGAINST THE AGGREGATE VALUATION FOR ASSESSMENT RESULTING FROM THE APPLICATION OF SUCH PERCENTAGE. THIS SUBSECTION (1) SHALL NOT APPLY TO RESIDENTIAL REAL PROPERTY, PRODUCING MINES, LANDS OR LEASEHOLDS PRODUCING OIL OR GAS, AGRICULTURAL PROPERTY, OR RENEWABLE ENERGY PRODUCTION PROPERTY. THE VALUATION FOR ASSESSMENT SHALL CONTINUE TO BE 24 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY FOR SUBSEQUENT YEARS.

**SECTION 2.** In Colorado Revised Statutes, 39-1-104.2, **repeal and reenact with amendments** (3)(q) and (3)(r), as follows:

**39-1-104.2. Residential real property – valuation for assessment – legislative declaration – definitions.** (3) (q) (I) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2025, THE VALUATION FOR ASSESSMENT FOR MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS REDUCED FROM 7.15 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY TO 6.0 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF FIFTY-FIVE THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

(II) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2026, THE VALUATION FOR ASSESSMENT FOR MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS REDUCED FROM 6.0 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY TO 5.7 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF FIFTY-FIVE THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

(III) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2028, THE VALUATION FOR ASSESSMENT FOR MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS REDUCED FROM 5.7 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY TO 5.5 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF FIFTY-FIVE THOUSAND DOLLARS OR THE AMOUNT

THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

(IV) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2030, THE VALUATION FOR ASSESSMENT FOR MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS 5.5 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF SEVENTY-FIVE THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

(3) (r) (I) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2025, THE VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY IS REDUCED FROM 7.15 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY TO 6.0 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF FIFTY-FIVE THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

(II) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2026, THE VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY IS REDUCED FROM 6.0 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY TO 5.7 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF FIFTY-FIVE THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

(III) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2028, THE VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY IS REDUCED FROM 5.7 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY TO 5.5 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF FIFTY-FIVE THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

(IV) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2030, THE VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY IS 5.5 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF SEVENTY-FIVE THOUSAND DOLLARS OR THE AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE THOUSAND DOLLARS.

**SECTION 3.** In Colorado Revised Statutes, **add** 39-3-211, as follows:

**39-3-211. Reimbursement of local districts.** NO LATER THAN APRIL 15 OF EACH YEAR, THE STATE TREASURER SHALL ISSUE A WARRANT TO BE PAID YEARLY TO REIMBURSE LOCAL DISTRICTS FOR LOST REVENUE AS A RESULT OF THE REDUCED VALUATIONS FOR ASSESSMENT SET FORTH IN SECTION 39-1-104 (1) AND IN SECTIONS 39-1-104.2 (3) (q) AND (3) (r). REIMBURSEMENTS SHALL BE MADE BY THE GENERAL ASSEMBLY TO THE MAXIMUM EXTENT PRACTICABLE.

**SECTION 4. Effective date.**

This act takes effect on January 1, 2025.