

2023-2024 #294 – Final

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 ACTUAL VALUE THEREOF 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. THE VALUATION FOR ASSESSMENT SHALL CONTINUE TO BE 24 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY FOR SUBSEQUENT YEARS. 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.

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) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER JANUARY 1, 2025, THE VALUATION FOR ASSESSMENT FOR MULTI-FAMILY RESIDENTIAL REAL PROPERTY IS REDUCED 0.37 PERCENT PER YEAR FOR FIVE YEARS FROM 7.15 PERCENT TO 5.3 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY. THE VALUATION FOR ASSESSMENT FOR MULTI-FAMILY RESIDENTIAL REAL PROPERTY SHALL BE 5.3 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY FOR SUBSEQUENT YEARS.

(3) (r) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER JANUARY 1, 2025, THE VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY IS REDUCED 0.37 PERCENT PER YEAR FOR FIVE YEARS FROM 7.15 PERCENT TO 5.3 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY. THE VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY SHALL BE 5.3 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY FOR SUBSEQUENT YEARS.

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

39-3-211. Protection of school district revenue - reimbursement of local districts. (1) IN ORDER TO INSULATE SCHOOL DISTRICTS FROM ANY REVENUE LOSS DUE TO THE REDUCED VALUATIONS FOR ASSESSMENT SET FORTH IN SECTION 39-1-104 (1) AND IN SECTION 39-1-104.2 (3)(q) AND (3)(r), ANY REVENUE LOSS ATTRIBUTED TO SUCH REDUCTIONS SHALL NOT REDUCE FUNDING SCHOOL DISTRICTS RECEIVE UNDER ARTICLE 54 OF TITLE 22, OTHERWISE KNOWN AS THE “PUBLIC SCHOOL FINANCE ACT OF 1994.”

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

(3) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES: “LOCAL GOVERNMENTAL ENTITY” MEANS A GOVERNMENTAL ENTITY AUTHORIZED BY LAW TO IMPOSE AD VALOREM TAXES ON TAXABLE PROPERTY LOCATED WITHIN ITS TERRITORIAL LIMITS; EXCEPT THAT THE TERM EXCLUDES SCHOOL DISTRICTS.

SECTION 4. Effective date.

This act takes effect on January 1, 2025.