

First Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO

INTRODUCED

LLS NO. R25-0560.01 Jason Gelender x4330

HCR25-1001

HOUSE SPONSORSHIP

DeGraaf,

SENATE SPONSORSHIP

(None),

House Committees
Finance

Senate Committees

HOUSE CONCURRENT RESOLUTION 25-1001

101 SUBMITTING TO THE REGISTERED ELECTORS OF THE STATE OF
102 COLORADO AN AMENDMENT TO THE COLORADO CONSTITUTION
103 CONCERNING THE EXPANSION OF ELIGIBILITY FOR THE SENIOR
104 PROPERTY TAX EXEMPTION, AND, IN CONNECTION THEREWITH,
105 ALLOWING A SENIOR WHO RECEIVED THE EXEMPTION FOR 2016
106 OR ANY LATER YEAR FOR A PRIOR OWNER-OCCUPIED PRIMARY
107 RESIDENCE TO CLAIM THE EXEMPTION FOR THE SENIOR'S
108 CURRENT OWNER-OCCUPIED PRIMARY RESIDENCE REGARDLESS
109 OF HOW LONG THE SENIOR HAS OWNED AND OCCUPIED THAT
110 RESIDENCE.

Resolution Summary

(Note: This summary applies to this resolution as introduced and

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

does not reflect any amendments that may be subsequently adopted. If this resolution passes third reading in the house of introduction, a resolution summary that applies to the reengrossed version of this resolution will be available at <http://leg.colorado.gov/>.)

The state constitution currently only allows a senior who has owned and occupied the senior's primary residence for 10 years, or the surviving spouse of such a senior, to claim a property tax exemption for 50% of the first \$200,000 of actual value of the primary residence (exemption). If approved by the voters of the state at the 2026 general election, the concurrent resolution will allow a senior, or the surviving spouse of such a senior, who has previously qualified for the exemption for 2016 or any later year for a prior primary residence to claim the exemption for the senior's current owner-occupied primary residence regardless of how long the senior has owned and occupied that residence.

Be It Resolved by the House of Representatives of the Seventy-fifth General Assembly of the State of Colorado, the Senate concurring herein:

SECTION 1. At the election held on November 3, 2026, the secretary of state shall submit to the registered electors of the state the ballot title set forth in section 2 for the following amendment to the state constitution:

In the constitution of the state of Colorado, section 3.5 of article X, **amend** (1) introductory portion; and **add** (1)(a.5) as follows:

Section 3.5. Homestead exemption for qualifying senior citizens, disabled veterans, and surviving spouses receiving dependency indemnity compensation - definition. (1) For property tax years commencing on or after January 1, 2002, fifty percent of the first two hundred thousand dollars of actual value of residential real property, as defined by law, that, as of the assessment date, is owner-occupied and is used as the primary residence of the owner-occupier ~~shall be~~ IS exempt from property taxation if:

(a.5) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER

1 JANUARY 1, 2027, ONLY, THE OWNER-OCCUPIER HAD RECEIVED AN
2 EXEMPTION PURSUANT TO SUBSECTION (1)(a) OR (1)(b) OF THIS SECTION
3 OR THIS SUBSECTION (1)(a.5), FOR ANY PROPERTY TAX YEAR COMMENCING
4 ON OR AFTER JANUARY 1, 2016, FOR RESIDENTIAL REAL PROPERTY THAT
5 THE OWNER-OCCUPIER THEREAFTER CEASED OCCUPYING, FOR ANY PERIOD,
6 AS THE OWNER-OCCUPIER'S PRIMARY RESIDENCE;

7 **SECTION 2.** Each elector voting at the election may cast a vote
8 either "Yes/For" or "No/Against" on the following ballot title: "Shall
9 there be an amendment to the Colorado constitution concerning the
10 expansion of eligibility for the senior property tax exemption, and, in
11 connection therewith, allowing a senior who received the exemption for
12 2016 or any later year for a prior owner-occupied primary residence to
13 claim the exemption for the senior's current owner-occupied primary
14 residence regardless of how long the senior has owned and occupied that
15 residence?"

16 **SECTION 3.** Except as otherwise provided in section 1-40-123,
17 Colorado Revised Statutes, if at least fifty-five percent of the electors
18 voting on the ballot title vote "Yes/For", then the amendment will become
19 part of the state constitution.