

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

February 28, 2023
Date

Committee on Transportation, Housing & Local Government.

After consideration on the merits, the Committee recommends the following:

HB23-1184 be amended as follows, and as so amended, be referred to the Committee on Finance with favorable recommendation:

1 Amend printed bill, page 3, strikes lines 13 through 18 and substitute:

2 "(II) FOR PROPERTY TAX YEARS COMMENCING OR AFTER JANUARY
3 1, 2024, AN INDIVIDUAL OR FAMILY WHO BOTH APPLY TO A NONPROFIT
4 HOUSING PROVIDER TO PURCHASE AN AFFORDABLE FOR-SALE UNIT AND
5 WHOSE TOTAL INCOME IS AT OR BELOW EITHER:

6 (A) ONE HUNDRED PERCENT OF THE AREA MEDIAN INCOME OF
7 HOUSEHOLDS OF THE SAME SIZE IN THE COUNTY IN WHICH THE HOUSING IS
8 LOCATED; OR

9 (B) ONE HUNDRED TWENTY PERCENT OF THE AREA MEDIAN
10 INCOME OF HOUSEHOLDS OF THE SAME SIZE IN THE COUNTY IN WHICH THE
11 HOUSING IS LOCATED, IF THE INDIVIDUAL OR FAMILY RESIDES IN A COUNTY
12 CLASSIFIED AS A RURAL RESORT COMMUNITY BY THE DIVISION OF HOUSING
13 PURSUANT TO SECTION 29-4-1107 (1)(d)."

14 Page 8, line 27, strike "INTENDED BY THE" and substitute "SOLD TO A".

15 Page 10, after line 14, insert:

16 "(4) IF A COMMUNITY LAND TRUST OR NONPROFIT AFFORDABLE
17 HOMEOWNERSHIP DEVELOPER CLAIMS A PROPERTY TAX EXEMPTION
18 PURSUANT TO THIS SECTION FOR A REAL PROPERTY AND THEN
19 SUBSEQUENTLY SELLS, DONATES, OR LEASES THAT REAL PROPERTY SO
20 THAT THE REAL PROPERTY NO LONGER QUALIFIES AS AN AFFORDABLE
21 HOMEOWNERSHIP PROPERTY, THE COMMUNITY LAND TRUST OR NONPROFIT
22 AFFORDABLE HOMEOWNERSHIP DEVELOPER IS LIABLE FOR ALL PROPERTY
23 TAXES FOR THE REAL PROPERTY FOR THE PROPERTY TAX YEARS WHEN THE
24 REAL PROPERTY DID NOT QUALIFY AS AN AFFORDABLE HOMEOWNERSHIP

1 PROPERTY AND DURING WHICH THE COMMUNITY LAND TRUST OR
2 NONPROFIT AFFORDABLE HOMEOWNERSHIP DEVELOPER DID NOT PAY
3 PROPERTY TAXES FOR THE REAL PROPERTY DUE TO THE PROPERTY TAX
4 EXEMPTION DESCRIBED IN THIS SECTION."

5 Renumber succeeding subsections accordingly.

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