

**Second Regular Session
Seventy-fourth General Assembly
STATE OF COLORADO**

INTRODUCED

LLS NO. 24-0956.01 Jed Franklin x5484

SENATE BILL 24-144

SENATE SPONSORSHIP

Baisley and Van Winkle,

HOUSE SPONSORSHIP

(None),

Senate Committees
Finance

House Committees

A BILL FOR AN ACT

101 **CONCERNING A LIMIT ON THE PERCENTAGE BY WHICH THE ACTUAL**
102 **VALUE OF MOST CLASSES OF REAL PROPERTY MAY INCREASE.**

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 <http://leg.colorado.gov>.)

The bill ensures that the calculation of the actual value of certain real property used for the purpose of establishing a base valuation for valuation for assessment for the 2025 property reassessment cycle but not for the purpose of determining property tax liability for the 2021 and 2023 property tax reassessment cycles does not increase by more than 6% from 2020 levels in the 2021 reassessment cycle and more than 6% from

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.

2021 levels in the 2023 reassessment cycle. The actual value for the 2025 reassessment cycle may not increase by more than 6% over the 2023 levels. After the 2025 reassessment cycle, property values may increase no more than 6% from the preceding assessment cycle during every reassessment cycle thereafter, for certain real property that does not have an unusual condition that results in an increase in actual value.

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

2 **SECTION 1.** In Colorado Revised Statutes, 39-1-103, **add** (19)
3 as follows:

4 **39-1-103. Actual value determined - when - legislative**
5 **declaration - definitions.** (19) (a) AS USED IN THIS SUBSECTION (19),
6 UNLESS THE CONTEXT OTHERWISE REQUIRES:

7 (I) "PROPERTY" MEANS REAL PROPERTY EXCLUSIVE OF PRODUCING
8 MINES AND NONPRODUCING MINING CLAIMS, LEASEHOLDS AND LANDS
9 PRODUCING OIL OR GAS, THE OPERATING PROPERTY AND PLANTS OF ALL
10 PUBLIC UTILITIES DOING BUSINESS IN THE STATE, AND MOBILE HOMES.

11 (II) "UNUSUAL CONDITION" MEANS AN ON-SITE IMPROVEMENT,
12 THE ENDING OF THE ECONOMIC LIFE OF AN IMPROVEMENT WITH ONLY
13 SALVAGE VALUE REMAINING, THE ADDITION TO OR REMODELING OF A
14 STRUCTURE, A CHANGE OF USE OF LAND, THE CREATION OF A
15 CONDOMINIUM OWNERSHIP OF REAL PROPERTY AS RECOGNIZED IN THE
16 "CONDOMINIUM OWNERSHIP ACT", ARTICLE 33 OF TITLE 38, A NEW STATE
17 LAW OR RULE OR LOCAL GOVERNMENT ORDINANCE OR RESOLUTION
18 RESTRICTING OR INCREASING THE USE OF THE LAND, THE INSTALLATION
19 AND OPERATION OF SURFACE EQUIPMENT RELATING TO OIL AND GAS WELLS
20 ON AGRICULTURAL LAND, A DETRIMENTAL ACT OF NATURE, AND DAMAGE
21 DUE TO AN ACCIDENT, VANDALISM, FIRE, OR EXPLOSION. THE CREATION OF
22 A CONDOMINIUM OWNERSHIP OF REAL PROPERTY BY THE CONVERSION OF

1 AN EXISTING STRUCTURE IS CONSIDERED AN UNUSUAL CONDITION FOR
2 PURPOSES OF THIS SUBSECTION (19) WHEN AT LEAST FIFTY-ONE PERCENT
3 OF THE CONDOMINIUM UNITS, AS DEFINED IN SECTION 38-33-103 (1), IN A
4 MULTIUNIT PROPERTY SUBJECT TO CONDOMINIUM OWNERSHIP HAVE BEEN
5 SOLD AND CONVEYED TO BONA FIDE PURCHASERS AND DEEDS HAVE BEEN
6 RECORDED FOR THOSE UNITS.

7 (b)(I) NOTWITHSTANDING ANY OTHER LAW, FOR PURPOSES OF THIS
8 SUBSECTION (19)(b)(I) AND NOT FOR PURPOSES OF DETERMINING
9 PROPERTY TAX LIABILITY FOR THE 2021 AND 2023 PROPERTY TAX
10 REASSESSMENT CYCLES:

11 (A) FOR THE 2021 REASSESSMENT CYCLE, THE ACTUAL VALUE OF
12 A PROPERTY IS CALCULATED AS IF IT COULD NOT EXCEED ONE HUNDRED
13 SIX PERCENT OF THE ACTUAL VALUE, AS DETERMINED IN ACCORDANCE
14 WITH SECTION 3 OF ARTICLE X OF THE STATE CONSTITUTION, OF THE SAME
15 PROPERTY FOR THE 2020 PROPERTY TAX YEAR; AND

16 (B) FOR THE 2023 REASSESSMENT CYCLE, THE ACTUAL VALUE OF
17 A PROPERTY IS CALCULATED AS IF IT COULD NOT EXCEED ONE HUNDRED
18 SIX PERCENT OF THE AMOUNT CALCULATED PURSUANT TO SUBSECTION
19 (19)(b)(I)(A) OF THIS SECTION.

20 (II) NOTWITHSTANDING ANY OTHER LAW, FOR THE 2025
21 REASSESSMENT CYCLE, THE ACTUAL VALUE OF A PROPERTY SHALL NOT
22 EXCEED ONE HUNDRED SIX PERCENT OF THE ACTUAL VALUE DETERMINED
23 PURSUANT TO SUBSECTION (19)(b)(I)(B) OF THIS SECTION. FOR EVERY
24 REASSESSMENT CYCLE AFTER 2025, THE ACTUAL VALUE OF A PROPERTY
25 SHALL NOT EXCEED ONE HUNDRED SIX PERCENT OF THE ACTUAL VALUE,
26 AS DETERMINED IN ACCORDANCE WITH SECTION 3 OF ARTICLE X OF THE
27 STATE CONSTITUTION, OF THE SAME PROPERTY FOR THE PRECEDING CYCLE.

1 (c) SUBSECTION (19)(b) OF THIS SECTION DOES NOT APPLY TO A
2 PROPERTY THAT HAS AN UNUSUAL CONDITION THAT RESULTS IN AN
3 INCREASE IN ACTUAL VALUE.

4 **SECTION 2. Act subject to petition - effective date.** This act
5 takes effect at 12:01 a.m. on the day following the expiration of the
6 ninety-day period after final adjournment of the general assembly; except
7 that, if a referendum petition is filed pursuant to section 1 (3) of article V
8 of the state constitution against this act or an item, section, or part of this
9 act within such period, then the act, item, section, or part will not take
10 effect unless approved by the people at the general election to be held in
11 November 2024 and, in such case, will take effect on the date of the
12 official declaration of the vote thereon by the governor.