

# DIGEST OF BILLS

**2024 - Second Extraordinary Session**

SENATE AND HOUSE BILLS ENACTED  
BY THE  
SEVENTY-FOURTH GENERAL ASSEMBLY  
OF THE  
STATE OF COLORADO

\* \* \* \* \*

Includes 2 bills passed by  
the General Assembly - August 29, 2024

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The first date appearing after each digest entry is the date on which the Act was approved by the Governor. The second date is the effective date of the Act.

Bills are in categorical order. This digest is intended to direct the user to the text of specific bills and does not purport to be exhaustive of the contents of the bills.

Compiled by the

**Office of Legislative Legal Services**



## Table of Enacted House Bills

Note: The effective date for a bill enacted without a safety clause and without an effective date indicated in the bill is November 28, 2024, the day following the expiration of the ninety-day period after final adjournment of the General Assembly that is allowed for submitting a referendum petition pursuant to article V, section 1 (3), of the state Constitution unless a referendum petition is filed against the act within such time period. If a referendum petition is filed, the act, if approved by the people, shall take effect on the date of the official declaration of the vote thereon by proclamation of the Governor.

<b>BILL NO.</b>	<b>PRIME SPONSOR</b>	<b>BILL TOPIC</b>	<b>GOVERNOR'S ACTION</b>	<b>EFFECTIVE DATE</b>	<b>SESSION LAWS CHAPTER</b>	<b>PAGE</b>
1001	McCluskie & Pugliese, Hansen & Kirkmeyer	Property Tax	Approved 9/4/2024	Portions 9/4/2024 and portions contingent on SB 24-233 taking effect.	1	1
1003	Soper & Joseph, Priola & Baisley	Business Personal Property Tax Exemptions	Approved 9/6/2024	No Safety Clause	2	24

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## TAXATION

**H.B. 24B-1001** Property tax - school district property tax revenue limit - assessed value reductions - nonresidential property - residential property - property tax reimbursements. Property tax revenue limit. Senate Bill 24-233, concerning property tax, created a limit on the annual growth of specified property tax revenue (property tax limit) for certain local governments excluding school districts. Sections 3 through 7 of the act modify that property tax limit and create a new property tax limit for school districts. Specifically, the act:

- Modifies the property tax limit for local governments excluding school districts so that this limit is no longer 5.5% but is instead equal to the greatest amount of qualified property tax revenue collected by a local government in a previous property tax year increased by 5.25% multiplied by the number of property tax years in a reassessment cycle;
- Establishes a new property tax limit for school districts that is equal to the greatest amount of local share of statewide total program property tax revenue collected by a school district in a previous property tax year increased by the greater of 6% multiplied by the number of property tax years in a reassessment cycle or the sum of the percentage by which the general assembly annually increases the statewide base per pupil funding for public education from kindergarten through twelfth grade and the percentage increase in pupil enrollment for both the relevant property tax year and the other property tax year in the same reassessment cycle;
- Annually establishes the valuation for assessment (valuation) for residential property as necessary to ensure that school districts do not exceed the property tax limit for school districts and to compensate for inaccurate adjustments to valuation in the immediately preceding property tax year;
- Allows waiver of the property tax limit for all school districts, but requires statewide voter approval for such waiver and does not allow individual school districts to locally waive their individual property tax limits;
- Increases both the property tax limit for local governments excluding school districts and the property tax limit for school districts by the difference between the amount of relevant property tax revenue retained by the local government or school district and the amount of relevant property tax revenue that the local government or school district could have retained as a result of the property tax limit; and
- Requires certain language to be included in any ballot question that seeks to waive either property tax limit created in these sections.

Nonresidential and personal property valuation reductions. Sections 8 and 9 lower the valuation for most nonresidential and personal property as follows:

- For the property tax year commencing on January 1, 2024, the valuation for lodging property is 27.9% of the actual value of the property minus the lesser of thirty thousand dollars or the amount that reduces the valuation for assessment to \$1,000;
- For the property tax year commencing on January 1, 2025, the valuation for

- most nonresidential and personal property is 27% of the actual value of the property;
- For the property tax year commencing on January 1, 2026, the valuation for commercial property and agricultural property is 25% of the actual value of the property and the valuation for most other nonresidential and personal property is 26%; and
- For property tax years commencing on or after January 1, 2027, the valuation for most nonresidential and personal property is 25% of the actual value of the property.

Residential real property valuation reductions. The act also lowers the valuation for residential real property. The amount of the reduction is based on the increase in statewide actual value between the property tax year that commences on January 1, 2024, and the property tax year that commences on January 1, 2025. If the increase in actual value is greater than 5%, sections 10 and 11 reduce the valuation for residential real property as follows:

- For property tax years commencing on or after January 1, 2025, for the purpose of a levy imposed by a school district, the valuation for residential real property is 6.95% of the actual value of the property;
- For the property tax year commencing on January 1, 2025, for the purpose of a levy imposed by a local government that is not a school district, the valuation for residential real property is 6.15%; and
- For property tax years commencing on or after January 1, 2026, for the purpose of a levy imposed by a local government that is not a school district, the valuation for residential real property is 6.7% of the amount equal to the actual value of the property minus the lesser of 10% of the actual value of the property, \$70,000 as adjusted for inflation in the first year of each subsequent reassessment cycle, or the amount that causes the valuation for assessment of the property to be \$1,000.

If the increase in statewide actual value is less than or equal to 5%, sections 10 and 11 reduce the valuation for residential real property as follows:

- For property tax years commencing on or after January 1, 2025, for the purpose of a levy imposed by a school district, the valuation for residential real property is 7.05% of the actual value of the property;
- For the property tax year commencing on January 1, 2025, for the purpose of a levy imposed by a local government that is not a school district, the valuation for residential real property is 6.25%; and
- For property tax years commencing on or after January 1, 2026, for the purpose of a levy imposed by a local government that is not a school district, the valuation for residential real property is 6.8% of the amount equal to the actual value of the property minus the lesser of 10% of the actual value of the property, \$70,000 as adjusted for inflation in the first year of each subsequent reassessment cycle, or the amount that causes the valuation for assessment of the property to be \$1,000.

Section 11 also adjusts the valuations for qualified-senior primary residence real property to mirror the adjustments to the valuations for residential real property made in sections 10 and 11.

Property tax commission. Section 1 requires the commission on property tax to evaluate the equity of valuation for assessment established in both the act and Senate Bill 24-233 and to prepare a report on this evaluation no later than May 1, 2025.

Definitions of assessed value and valuation for assessment. Section 2 creates definitions of "assessed value" and "valuation for assessment" that apply throughout statute to prevent any confusion arising from having 2 different assessment rates.

Conforming amendments. Sections 12 and 13 make conforming amendments.

Abstract of assessment. Section 14 requires a county assessor to file additional information along with the abstract of assessment that they filed on August 25, 2025, so that the property tax administrator may determine the amount of statewide actual value growth between the property tax year that commences on January 1, 2024, and the property tax year that commences on January 1, 2025.

Local government backfill. Senate Bill 24-233 establishes a process for the state to reimburse local governments for lost property tax revenue for the property tax year commencing on January 1, 2024. Section 15 extends this process from Senate Bill 24-233 to cover the property tax year commencing on January 1, 2025, but only to cover decreases in assessed value attributable to the act.

Notice of valuation and tax bill. Sections 16 and 17 remove references to assessed value and ratio of valuation for assessment from taxpayers' notice of valuation and tax bills to prevent confusion from having 2 different assessed values on a tax bill.

Effective date. Senate Bill 24-233 becomes law only if neither of the following initiatives (property tax initiatives) are approved by the people at the general election held on November 5, 2024:

- An initiative that reduces valuations for assessment; or
- An initiative that requires voter approval for retaining property tax revenue that exceeds a limit.

Section 18 modifies the effective date of Senate Bill 24-233 so that Senate Bill 24-233 takes effect either:

- On October 1, 2024, if both property tax initiatives are withdrawn from the ballot; or
- On the date of the official declaration of the vote, if one or both of the property tax initiatives appears on the ballot and no property tax initiative is approved by the people.

Sections 19 and 20 establish the effective date of the act so that the majority of the act only takes effect if Senate Bill 24-233 becomes law.

**APPROVED** by Governor September 4, 2024

**PORTIONS EFFECTIVE** September 4, 2024

**PORTIONS EFFECTIVE** October 1, 2024, or upon the date of the official declaration by the governor

**NOTE:** Certain sections of the act take effect only if Senate Bill 24-233 takes effect, in which case those sections of the act take effect on the effective date of Senate Bill 24-233. Senate Bill 24-233 takes effect only if one of the following conditions occurs: Both an initiative that reduces valuations for assessment and an initiative that requires voter approval for retaining property tax revenue that exceeds a limit are withdrawn pursuant to section 1-40-134, C.R.S., from the statewide ballot for the general election held on November 5, 2024, in which case Senate Bill 24-233 takes effect on October 1, 2024; or The previously mentioned condition does not occur and neither an initiative that reduces valuations for assessment nor an initiative that requires voter approval for retaining property tax revenue that exceeds a limit is approved by the people at the general election held on November 5, 2024, in which case Senate Bill 24-233 takes effect upon the date of the official declaration of the vote for the general election held on November 5, 2024.

**H.B. 24B-1003** Property tax exemption for controlled environment agricultural facility - allowed for equipment used in connection with the operation of a greenhouse - extension. Section 1 of the act clarifies that personal property used in direct connection with the operation of a greenhouse for the sole purpose of growing crops in the greenhouse to obtain a monetary profit from the wholesale of plant-based food for human or livestock consumption is included in the definition of equipment used in a controlled environment agricultural (CEA) facility and is thus exempt pursuant to the exemption for such agricultural equipment, which exemption is permanently extended to all future property tax years in section 2 of the act.

**APPROVED** by Governor September 6, 2024

**EFFECTIVE** November 28, 2024

**NOTE:** This act was passed without a safety clause and takes effect 90 days after sine die.