



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 19-1319

FISCAL NOTE

Drafting Number: LLS 19-1048 Date: April 12, 2019
Prime Sponsors: Rep. Bird; McKean Bill Status: House Finance
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Bill Topic: INCENTIVES FOR DEVELOPERS TO FACILITATE AFFORDABLE HOUSING

- Summary of Fiscal Impact: State Revenue, TABOR Refund, State Expenditure (minimal), Local Government, State Transfer, Statutory Public Entity

This bill requires each state agency to provide a list of vacant buildings and property under its control to the Office of the State Architect. The office will compile an inventory to be posted online. In addition, the bill revises the administration of a property tax exemption for low-income housing. This bill will increase the workloads for multiple state agencies.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: This fiscal note reflects the introduced bill.

Summary of Legislation

The bill requires most state agencies and institutions of higher education to provide an inventory of vacant buildings and undeveloped land to the Office of the State Architect within the Department of Personnel and Administration. The Office of the State Architect will provide the list of vacant buildings to the Division of Housing by January 15, 2021 within the Department of Local Affairs to be posted on their website in a user-friendly format. Supplemental information is required to be provided each year thereafter.

In addition, the bill revises the administration of a property tax exemption for low-income housing beginning for property tax year 2019. Under current law, the Property Tax Administrator revokes a low-income property tax exemption when a partnership that owns the building distributes income, has income to distribute to its partners, or when it sells the exempt structure. When the property tax exemption is revoked, the administrator is required to collect property taxes from the date on which the exemption was initially granted. Under the bill, the administrator does not need to collect property taxes from the date the exemption was initially granted. Instead, the administrator revokes the exemption as of the date the income is distributed or the date the property is sold.

State Expenditures

This bill will increase the workload for multiple state agencies and institutions of higher education, and may require a minimal state expenditure increase.

State agencies. State agencies must provide an inventory of vacant buildings and undeveloped property under their control to the Office of the State Architect. The office will provide a complete list of vacant buildings and undeveloped property to the Department of Local Affairs. This will increase workload for impacted state agencies.

Department of Local Affairs. The Division of Housing within the Department of Local Affairs must post the list to its website in a user-friendly format. The Division of Property Taxation will need to update rules and regulations regarding the collection of taxes once the a property tax exemption has been revoked. This will increase the workload within the Department of Local Affairs.

Institutions of Higher Education. Institutions of higher education must provide an inventory of vacant buildings and undeveloped property under their control to the Office of the State Architect. This will increase the workload for most institutions of higher education. The Colorado School of Mines will need to be survey multiple undeveloped parcels to properly identify them for the Office of the State Architect, increasing their expenditures.

Effective Date

The bill takes effect September 1, 2019, if the General Assembly adjourns on May 3, 2019, as scheduled, and no referendum petition is filed. The change in the property tax exemption takes effect for property tax years beginning January 1, 2019.

State and Local Government Contacts

All State Agencies