

**First Extraordinary Session  
Seventy-fourth General Assembly  
STATE OF COLORADO**

**REVISED**

*This Version Includes All Amendments Adopted  
on Second Reading in the Second House*

LLS NO. 23B-0021.02 Alison Killen x4350

**HOUSE BILL 23B-1003**

**HOUSE SPONSORSHIP**

**Snyder**, Amabile, Bird, Boesenecker, Brown, Daugherty, Duran, Epps, Froelich, Herod, Jodeh, Joseph, Kipp, Lindsay, Lukens, Marshall, Mauro, McCluskie, McLachlan, Ortiz, Sharbini, Story, Titone, Valdez, Velasco, Weissman, Young

**SENATE SPONSORSHIP**

**Mullica**,

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**House Committees**

State, Civic, Military, & Veterans Affairs  
Appropriations

**Senate Committees**

Finance  
Appropriations

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**A BILL FOR AN ACT**

101 **CONCERNING THE CREATION OF THE PROPERTY TAX TASK FORCE, AND,**  
102 **IN CONNECTION THEREWITH, MAKING AN APPROPRIATION.**

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**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 creates the property tax task force (task force). The task force consists of 11 members, including members of the general assembly and individuals who are not members of the general assembly. The bill also creates 2 task force subpanels that consist of members from the task force and other members. The purposes of the task force and the task force subpanels are to study and develop a permanent and sustainable

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.*

SENATE  
Amended 2nd Reading  
November 19, 2023

HOUSE  
3rd Reading Unamended  
November 18, 2023

HOUSE  
Amended 2nd Reading  
November 17, 2023

property tax structure for the state of Colorado.

The task force is required to:

- Convene by June 15, 2024;
- Meet at least 5 times in its first year and at least 8 times every year thereafter that it meets; and
- Submit reports with its findings and recommendations to the general assembly by October 15.

After the task force makes its first report to the general assembly, the task force may determine that it has fulfilled its purposes and the task force may be disbanded.

The task force is repealed on November 1, 2027.

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

2 **SECTION 1. Legislative declaration.** (1) The general assembly  
3 finds and declares that:

4 (a) Colorado has experienced historic growth in property values  
5 which has caused property taxes to rise well above the rate of inflation,  
6 contributing to an increase in the cost of housing;

7 (b) Legislation passed in 2022 and 2023 temporarily reduced  
8 property taxes for homeowners and businesses;

9 (c) It is important that leaders come together to work towards  
10 developing a property tax structure for future years that balances the  
11 needs of homeowners, businesses, and local governments that rely on  
12 property tax to provide local services;

13 (d) The state of Colorado has a long tradition of respecting local  
14 control. In furtherance of that tradition, the general assembly declares that  
15 buy-in and involvement from individuals with an intimate understanding  
16 of the needs of their communities will be crucial in realizing its goal to  
17 develop a permanent and sustainable property tax structure for the state.

18 (e) Colorado public schools receive over half of their funding  
19 from property tax and the Colorado general assembly has a bipartisan

1 objective to fully fund the Public School Finance Act without a budget  
2 stabilization factor; and

3 (f) Residential tenants pay property taxes through their rent, which  
4 contributes to the high cost of housing, making residential tenants an  
5 important consideration in any property tax proposal.

6 **SECTION 2.** In Colorado Revised Statutes, **add** part 22 to article  
7 2 of title 2 as follows:

8 **PART 22**

9 **PROPERTY TAX TASK FORCE**

10 **2-2-2201. Commission on property tax - creation - powers and**  
11 **duties - report - repeal.** (1) NOTWITHSTANDING SECTION 2-3-303.3,  
12 THERE IS CREATED THE COMMISSION ON PROPERTY TAX, REFERRED TO IN  
13 THIS SECTION AS THE "COMMISSION", FOR THE PURPOSE OF STUDYING AND  
14 MAKING RECOMMENDATIONS FOR A PROPERTY TAX STRUCTURE THAT  
15 PROTECTS PROPERTY OWNERS AND RESIDENTIAL TENANTS FROM RISING  
16 PROPERTY TAXES WHILE MEETING THE NEEDS OF GOVERNMENTS THAT  
17 RELY ON PROPERTY TAX TO PAY FOR LOCAL SERVICES.

18 (2) THE COMMISSION CONSISTS OF NINETEEN MEMBERS THAT  
19 REPRESENT THE DEMOGRAPHIC AND GEOGRAPHIC DIVERSITY OF THE STATE  
20 AS FOLLOWS:

21 =====  
22 (a) TWO MEMBERS OF THE HOUSE OF REPRESENTATIVES, WITH ONE  
23 MEMBER OF THE MAJORITY PARTY APPOINTED BY THE SPEAKER OF THE  
24 HOUSE OF REPRESENTATIVES AND ONE MEMBER OF THE MINORITY PARTY  
25 APPOINTED BY THE HOUSE MINORITY LEADER;

26 (b) TWO MEMBERS OF THE SENATE, WITH ONE MEMBER OF THE  
27 MAJORITY PARTY APPOINTED BY THE PRESIDENT OF THE SENATE AND ONE

1 MEMBER OF THE MINORITY PARTY APPOINTED BY THE SENATE MINORITY  
2 LEADER;

3 (c) THE PROPERTY TAX ADMINISTRATOR IN THE DIVISION OF  
4 PROPERTY TAXATION IN THE DEPARTMENT OF LOCAL AFFAIRS;

5 (d) ONE INDIVIDUAL WHO IS A MAYOR OR ELECTED CITY COUNCIL  
6 PERSON, OR THE DESIGNEE OF A MAYOR OR ELECTED CITY COUNCIL  
7 PERSON, APPOINTED BY THE COLORADO MUNICIPAL LEAGUE;

8 (e) ONE INDIVIDUAL WHO IS SERVING OR HAS SERVED AS A COUNTY  
9 ASSESSOR, APPOINTED BY THE GOVERNOR;

10 (f) THE EXECUTIVE DIRECTOR OF THE SPECIAL DISTRICT  
11 ASSOCIATION OF COLORADO;

12 (g) ONE INDIVIDUAL WHO IS THE CHIEF FINANCIAL OFFICER OF A  
13 SCHOOL DISTRICT, APPOINTED BY THE COLORADO ASSOCIATION OF  
14 SCHOOL EXECUTIVES;

15 (h) ONE INDIVIDUAL REPRESENTING A STATEWIDE ORGANIZATION  
16 THAT HAS EXPERTISE IN COLORADO SCHOOL FUNDING POLICY OR A  
17 STATEWIDE ORGANIZATION THAT REPRESENTS COLORADO EDUCATORS,  
18 APPOINTED BY THE PRESIDENT OF THE SENATE;

19 (i) ONE INDIVIDUAL REPRESENTING AN ORGANIZATION THAT  
20 REPRESENTS COLORADO COMMERCIAL OR RESIDENTIAL PROPERTY  
21 OWNERS, APPOINTED BY THE HOUSE MINORITY LEADER;

22 (j) ONE INDIVIDUAL WHO IS A FIRE CHIEF, APPOINTED BY THE  
23 COLORADO STATE FIRE CHIEFS;

24 (k) ONE INDIVIDUAL REPRESENTING AN ORGANIZATION WITH  
25 EXPERTISE IN ADVOCATING FOR LOW-INCOME INDIVIDUALS, SENIORS,  
26 INDIVIDUALS WITH FIXED INCOMES, OR RESIDENTIAL TENANTS, APPOINTED  
27 BY THE SPEAKER OF THE HOUSE OF REPRESENTATIVES;

1           (l) THE EXECUTIVE DIRECTOR OF A STATEWIDE OR REGIONAL  
2           BUSINESS ORGANIZATION, APPOINTED BY THE SENATE MINORITY LEADER;

3           (m) ONE INDIVIDUAL WHO IS SERVING AS A COUNTY  
4           COMMISSIONER FROM A COUNTY THAT IS IN THE FRONT RANGE REGION, AS  
5           DEFINED IN SECTION 26-5-103.5 (2)(c)(I)(B), APPOINTED BY THE  
6           PRESIDENT OF THE SENATE;

7           (n) ONE INDIVIDUAL WHO IS SERVING AS A COUNTY COMMISSIONER  
8           FROM A COUNTY THAT IS IN THE MOUNTAIN REGION, AS DEFINED IN  
9           SECTION 26-5-103.5 (2)(c)(I)(C), APPOINTED BY THE SPEAKER OF THE  
10          HOUSE OF REPRESENTATIVES;

11          (o) ONE INDIVIDUAL WHO IS SERVING AS A COUNTY COMMISSIONER  
12          FROM A COUNTY THAT IS IN THE EASTERN REGION, AS DEFINED IN SECTION  
13          26-5-103.5 (2)(c)(I)(A). APPOINTED BY THE HOUSE MINORITY LEADER;

14          (p) ONE INDIVIDUAL WHO IS SERVING AS A COUNTY COMMISSIONER  
15          FROM A COUNTY THAT IS IN THE SOUTHERN REGION, AS DEFINED IN  
16          SECTION 26-5-103.5 (2)(c)(I)(D), APPOINTED BY THE SENATE MINORITY  
17          LEADER; AND

18          (q) ONE INDIVIDUAL WHO IS SERVING AS A COUNTY COMMISSIONER  
19          FROM A COUNTY THAT IS IN THE WESTERN REGION, AS DEFINED IN SECTION  
20          26-5-103.5 (2)(c)(I)(E), APPOINTED BY THE GOVERNOR.

21          (3) (a) ALL APPOINTMENTS DESCRIBED IN SUBSECTION (2) OF THIS  
22          SECTION SHALL BE MADE NO LATER THAN DECEMBER 4, 2023. AN  
23          INDIVIDUAL WHO IS MATERIALLY CONNECTED TO AN INITIATIVE PETITION  
24          THAT CONCERNS PROPERTY TAX AND THAT HAS BEEN SUBMITTED TO THE  
25          DIRECTORS OF THE LEGISLATIVE COUNCIL AND THE OFFICE OF LEGISLATIVE  
26          LEGAL SERVICES FOR REVIEW AND COMMENT PURSUANT TO SECTION  
27          1-40-105 (1) OR WHO IS A REGISTERED AGENT OR COMPENSATED

1 EMPLOYEE OF AN ISSUE COMMITTEE, AS DEFINED IN SECTION 1-45-103  
2 (12), THAT SUPPORTS OR OPPOSES SUCH AN INITIATED MEASURE IS  
3 INELIGIBLE TO BE APPOINTED TO THE COMMISSION.

4 (b) THE PRESIDENT OF THE SENATE SHALL APPOINT THE CHAIR OF  
5 THE COMMISSION AND THE SPEAKER OF THE HOUSE OF REPRESENTATIVES  
6 SHALL APPOINT THE VICE-CHAIR OF THE COMMISSION. == ==

7 (c) MEMBERS OF THE COMMISSION SERVE AT THE PLEASURE OF THE  
8 APPLICABLE APPOINTING AUTHORITY OR UNTIL THE MEMBER NO LONGER  
9 SERVES IN THE POSITION FOR WHICH THAT MEMBER WAS APPOINTED TO  
10 THE COMMISSION, AT WHICH TIME A VACANCY IS DEEMED TO EXIST ON THE  
11 COMMISSION. IF A VACANCY OCCURS, THE APPROPRIATE APPOINTING  
12 AUTHORITY SHALL APPOINT A REPLACEMENT MEMBER WHO MEETS THE  
13 REQUIREMENTS SET FORTH IN SUBSECTION (2) OF THIS SECTION FOR THE  
14 VACANT POSITION NOT LATER THAN TEN BUSINESS DAYS FROM THE DATE  
15 THE VACANCY IS DEEMED TO EXIST. IF THE APPROPRIATE APPOINTING  
16 AUTHORITY FAILS TO APPOINT A REPLACEMENT MEMBER AS REQUIRED BY  
17 THIS SUBSECTION (3)(c), THE SPEAKER OF THE HOUSE OF  
18 REPRESENTATIVES SHALL APPOINT A REPLACEMENT MEMBER WHO MEETS  
19 THE REQUIREMENTS SET FORTH IN SUBSECTION (2) OF THIS SECTION.

20 (d) THE COMMISSION MAY ESTABLISH SPECIAL PURPOSE  
21 SUBCOMMITTEES WITH NONVOTING MEMBERS TO EVALUATE AND  
22 CONSIDER PROPERTY TAX ISSUES AS IT DEEMS NECESSARY TO FULFILL ITS  
23 GOALS AND OBJECTIVES SET FORTH IN SUBSECTION (5) OF THIS SECTION.

24 (e) AS SOON AS FEASIBLE AFTER THE EFFECTIVE DATE OF THIS  
25 SUBSECTION (3)(e), THE COMMISSION SHALL ENTER INTO A CONTRACT  
26 WITH A FACILITATOR WITH EXPERIENCE IN TAX POLICY TO GUIDE THE  
27 WORK OF THE COMMISSION AND TO ASSIST IN DRAFTING THE REPORT

1 REQUIRED IN SUBSECTION (6)(a) OF THIS SECTION. THE COMMISSION SHALL  
2 SELECT A NEUTRAL FACILITATOR WHO IS NOT AFFILIATED WITH A  
3 STATEWIDE ORGANIZATION DESCRIBED IN SUBSECTION (2) OF THIS  
4 SECTION.

5 (4) (a) THE COMMISSION SHALL MEET AT LEAST TWICE A MONTH  
6 BEGINNING THE WEEK OF DECEMBER 5, 2023, THROUGH THE WEEK OF  
7 MARCH 15, 2024, EXCLUDING THE WEEK OF DECEMBER 27, 2023. THE  
8 COMMISSION MAY MEET MORE OFTEN AT THE DISCRETION OF THE CHAIR.  
9 A MAJORITY OF THE MEMBERS OF THE COMMISSION MAY VOTE TO EXTEND  
10 THE WORK OF THE COMMISSION PAST MARCH 15, 2024, OR TO  
11 TERMINATE THE WORK OF THE COMMISSION AT ANY TIME, AND THE WORK  
12 OF THE COMMISSION MAY ALSO BE EXTENDED AS REQUIRED BY  
13 SUBSECTION (6)(a) OF THIS SECTION.

14 (b) THE LEGISLATIVE COUNCIL STAFF AND THE OFFICE OF  
15 LEGISLATIVE LEGAL SERVICES SHALL BE AVAILABLE TO ASSIST THE  
16 COMMISSION IN CARRYING OUT ITS DUTIES.

17 (5) (a) THE PURPOSE OF THE COMMISSION IS TO IDENTIFY,  
18 CONSIDER, AND EVALUATE LEGISLATIVE OPTIONS FOR A PERMANENT  
19 AND SUSTAINABLE PROPERTY TAX STRUCTURE FOR THE STATE.

20 (b) THE COMMISSION SHALL IDENTIFY, CONSIDER, AND EVALUATE  
21 OPTIONS FOR A PROPERTY TAX STRUCTURE THAT PROTECTS PROPERTY  
22 OWNERS FROM RISING TAX BILLS AND IS SUSTAINABLE FOR LOCAL  
23 GOVERNMENTS AND PUBLIC SCHOOLS, WHICH MAY INCLUDE  
24 CONSIDERATION OF PROPERTY TAX PROPOSALS THAT HAVE BEEN  
25 SUBMITTED TO THE STATE TITLE BOARD.

26 (c) FOR EACH PROPERTY TAX STRUCTURE OPTION, THE  
27 COMMISSION SHALL CONSIDER THE FOLLOWING FACTORS:

- 1 (I) LOCAL CONTROL;
- 2 (II) IMPACT TO PROPERTY OWNERS AND LOCAL TAXING  
3 JURISDICTIONS IN DIFFERENT AREAS OF THE STATE;
- 4 (III) IMPACT TO RESIDENTIAL AND NONRESIDENTIAL REAL  
5 PROPERTY;
- 6 (IV) IMPACT TO SCHOOL FINANCE AND THE BUDGET STABILIZATION  
7 FACTOR;
- 8 (V) LONG-TERM IMPACT TO PROPERTY OWNERS AND LOCAL  
9 TAXING JURISDICTIONS UNDER DIFFERENT PROPERTY VALUE GROWTH  
10 SCENARIOS;
- 11 (VI) IMPACTS TO HOUSING AFFORDABILITY, INCLUDING FOR  
12 RESIDENTIAL TENANTS;
- 13 (VII) IMPACTS TO RESIDENTIAL TENANTS, INCENTIVES FOR  
14 DEVELOPMENT, AND THE POTENTIAL FOR LOWER PROPERTY TAXES FOR  
15 RESIDENCES AS A RESULT OF CHANGING TO A LAND VALUE TAX SYSTEM;
- 16 (VIII) IMPACTS TO THE ABILITY OF COUNTIES TO PROVIDE  
17 STATUTORILY MANDATED AND VOTER-APPROVED SERVICES TO COLORADO  
18 RESIDENTS; AND
- 19 (IX) DISPROPORTIONATE IMPACTS OF THE RISING TAX BILLS ON  
20 PEOPLE WITH LOWER INCOMES, ESPECIALLY PEOPLE WITH FIXED INCOMES,  
21 IN PROVIDING FAIR AND EQUITABLE PROPERTY TAX RELIEF.
- 22 (6) (a) NO LATER THAN MARCH 15, 2024, THE COMMISSION SHALL  
23 MAKE A REPORT TO THE GENERAL ASSEMBLY AND THE GOVERNOR,  
24 INCLUDING RECOMMENDATIONS FOR BOTH SHORT-TERM AND LONG-TERM  
25 LEGISLATIVE CHANGES THAT WILL FURTHER THE PURPOSE OF THE  
26 COMMISSION SET FORTH IN SUBSECTION (5)(a) OF THIS SECTION. IF A  
27 PROPOSED INITIATIVE CONCERNING PROPERTY TAX FOR THE 2024 GENERAL



1 ELECTION IS TIMELY SUBMITTED TO THE DIRECTORS OF THE LEGISLATIVE  
2 COUNCIL AND THE OFFICE OF LEGISLATIVE LEGAL SERVICES FOR REVIEW  
3 AND COMMENT PURSUANT TO SECTION 1-40-105 (1) AFTER THE  
4 COMMISSION HAS SUBMITTED THE REPORT, THE COMMISSION SHALL  
5 RECONVENE, CONSIDER THE EFFECT OF THE PROPOSED INITIATIVE IF IT  
6 WERE TO BE APPROVED BY THE VOTERS OF THE STATE AND BECOME LAW  
7 AND, IF DEEMED APPROPRIATE BY THE COMMISSION, SUPPLEMENT THE  
8 REPORT WITH ADDITIONAL INFORMATION ABOUT THE PROPOSED  
9 INITIATIVE.

10 (b) THE COMMISSION REPORT MUST CONTAIN ONLY  
11 RECOMMENDATIONS SUPPORTED BY TEN OR MORE MEMBERS OF THE  
12 COMMISSION.

13 (c) IF A MAJORITY OF COMMISSION MEMBERS VOTE TO EXTEND THE  
14 WORK OF THE COMMISSION PAST MARCH 15, 2024, IN ACCORDANCE WITH  
15 SUBSECTION (4)(a) OF THIS SECTION, THEN THE COMMISSION SHALL MAKE  
16 A REPORT TO THE GENERAL ASSEMBLY AND THE GOVERNOR IN  
17 ACCORDANCE WITH THIS SUBSECTION (6) NO LATER THAN DECEMBER 31,  
18 2024.

19 (7) THE EXECUTIVE COMMITTEE OF THE LEGISLATIVE COUNCIL,  
20 CREATED IN SECTION 2-3-301 (1), MAY ALLOCATE FUNDING FROM THE  
21 LEGISLATIVE DEPARTMENT CASH FUND, CREATED IN SECTION 2-2-1601,  
22 FOR THE PURPOSES OF THE COMMISSION INCLUDING FOR HIRING  
23 PROFESSIONAL FACILITATION SERVICES, PUBLIC OUTREACH AND  
24 ENGAGEMENT, AND OTHER NECESSARY SERVICES.

25 (8) THIS SECTION IS REPEALED, EFFECTIVE DECEMBER 31, 2024.

26 **SECTION 3. Appropriation.** (1) For the 2023-24 state fiscal  
27 year, \$80,271 is appropriated to the legislative department. This

1 appropriation is from the general fund. To implement this act, the  
2 department may use this appropriation as follows:

3 (a) \$8,492 for use by the general assembly;

4 (b) \$63,185 for use by the legislative council, which amount is  
5 based on an assumption that the legislative council will require an  
6 additional 0.8 FTE; and

7 (c) \$8,594 for use by the office of legislative legal services, which  
8 amount is based on an assumption that the office will require an  
9 additional 0.1 FTE.

10 **SECTION 4. Safety clause.** The general assembly finds,  
11 determines, and declares that this act is necessary for the immediate  
12 preservation of the public peace, health, or safety or for appropriations for  
13 the support and maintenance of the departments of the state and state  
14 institutions.