

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

**REREVISÉD**

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

LLS NO. 24-0674.02 Jason Gelender x4330

**SENATE BILL 24-111**

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**Senate Committees**

Finance  
Appropriations

**House Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING A REDUCTION IN THE VALUATION FOR ASSESSMENT OF**  
102 **QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY.**

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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>.)*

For property tax years commencing on or after January 1, 2025, the bill creates a new subclass of residential real property called qualified-senior primary residence real property, which includes residential real property that as of the assessment date is used as the primary residence of an owner-occupier, as defined in the bill, if:

- The owner-occupier applies to the county assessor for the

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.*

HOUSE  
3rd Reading Unamended  
May 8, 2024

HOUSE  
Amended 2nd Reading  
May 7, 2024

SENATE  
3rd Reading Unamended  
March 20, 2024

SENATE  
Amended 2nd Reading  
March 19, 2024

- classification in the manner required by the bill;
- The owner-occupier previously qualified for the property tax exemption for qualifying seniors (exemption) for a different property for a property tax year commencing on or after January 1, 2016, and does not qualify for the exemption for the current property tax year; and
- The circumstances that qualify the property for the classification have not changed since the filing of the application.

The bill also:

- Classifies property that might otherwise be classified as multi-family residential real property that contains a unit that qualifies as qualified-senior primary residence real property as multi-family qualified-senior primary residence real property and treats such property as qualified-senior primary residence real property;
- Sets the valuation for assessment for qualified-senior primary residence real property at 7.15% of the amount equal to the actual value of the property minus the lesser of \$100,000 or the amount that causes the valuation for assessment of the property to be \$1,000;
- Establishes the processes by which an owner-occupier of residential real property may apply to have the owner-occupier's primary residence classified as qualified-senior primary residence real property and by which such an application is approved or denied;
- Requires the state to reimburse local governmental entities that levy property taxes for total property tax revenue lost due solely to the reduced valuation for assessment of qualified-senior primary residence real property as compared to the valuation for assessment of other residential real property and specifies the process by which the proper amount of reimbursement is calculated and reimbursement is made; and
- For state fiscal years in which excess state revenues are required to be refunded pursuant to the Taxpayer's Bill of Rights, establishes the reimbursement to local governmental entities as a means of refunding such excess state revenues.

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

2 **SECTION 1.** In Colorado Revised Statutes, 25-2-103, **add** (4.7)

1 as follows:

2 **25-2-103. Centralized registration system for all vital statistics**  
3 **- office of the state registrar of vital statistics created - appointment**  
4 **of registrar - rules.** (4.7) NOTWITHSTANDING ANY OTHER PROVISION OF  
5 LAW THAT LIMITS THE SHARING OF VITAL STATISTICS, AFTER RECEIVING  
6 THE LIST OF NAMES AND SOCIAL SECURITY NUMBERS OF INDIVIDUALS WHO  
7 HAD PROPERTY CLASSIFIED AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
8 REAL PROPERTY THAT IS PROVIDED BY THE PROPERTY TAX  
9 ADMINISTRATOR PURSUANT TO SECTION 39-1-104.6 (5)(c), THE STATE  
10 REGISTRAR SHALL IDENTIFY ALL INDIVIDUALS ON THE LIST WHO HAVE DIED  
11 AND TRANSMIT A LIST OF THE NAMES AND SOCIAL SECURITY NUMBERS OF  
12 SUCH INDIVIDUALS TO THE ADMINISTRATOR.

13 **SECTION 2.** In Session Laws of Colorado 2023, First  
14 Extraordinary Session, 39-1-104.2, Colorado Revised Statutes, **amend**  
15 (3)(q) introductory portion and (3)(r) introductory portion, as amended by  
16 section 1 of chapter 1, as follows:

17 **39-1-104.2. Residential real property - valuation for**  
18 **assessment - legislative declaration - definitions.** (3) (q) EXCEPT AS  
19 OTHERWISE PROVIDED IN SUBSECTION (3)(s) OF THIS SECTION, the  
20 valuation for assessment for multi-family residential real property is 7.15  
21 percent of the actual value of the property for property tax years  
22 commencing on or after January 1, 2019; except that the valuation for  
23 assessment of this property is temporarily reduced as follows:

24 (r) EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (3)(s) OF THIS  
25 SECTION, the valuation for assessment for all residential real property  
26 other than multi-family residential real property is 7.15 percent of the  
27 actual value of the property; except that the valuation for assessment of

1 this property is temporarily reduced as follows:

2 **SECTION 3.** In Colorado Revised Statutes, 39-1-104.2, **add**  
3 (1)(a.5) and (3)(s) as follows:

4 **39-1-104.2. Residential real property - valuation for**  
5 **assessment - legislative declaration - definitions.** (1) As used in this  
6 section, unless the context otherwise requires:

7 (a.5) "QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY"  
8 MEANS PROPERTY THAT IS CLASSIFIED AS SUCH UNDER SECTION  
9 39-1-104.6.

10 (3) (s) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER  
11 JANUARY 1, 2025, BUT BEFORE JANUARY 1, 2027, THE VALUATION FOR  
12 ASSESSMENT FOR QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY,  
13 INCLUDING MULTI-FAMILY QUALIFIED-SENIOR PRIMARY RESIDENCE REAL  
14 PROPERTY, IS 7.15 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL  
15 VALUE OF THE PROPERTY MINUS THE LESSER OF FIFTY PERCENT OF THE  
16 FIRST TWO HUNDRED THOUSAND DOLLARS OF THAT ACTUAL VALUE OR THE  
17 AMOUNT THAT CAUSES THE VALUATION FOR ASSESSMENT OF THE  
18 PROPERTY TO BE ONE THOUSAND DOLLARS.

19 **SECTION 4.** In Colorado Revised Statutes, **add** 39-1-104.6 as  
20 follows:

21 **39-1-104.6. Qualified-senior primary residence real property**  
22 **- valuation for assessment - reimbursement to local governments for**  
23 **reduced valuation - temporary mechanism for refunding excess state**  
24 **revenues - legislative declaration - definitions.** (1) **Definitions.** AS  
25 USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

26 (a) "LOCAL GOVERNMENTAL ENTITY" MEANS A GOVERNMENTAL  
27 ENTITY AUTHORIZED BY LAW TO IMPOSE AD VALOREM TAXES ON TAXABLE

1 PROPERTY LOCATED WITHIN ITS TERRITORIAL LIMITS.

2 (b) (I) "OWNER-OCCUPIER" MEANS AN INDIVIDUAL WHO:

3 (A) IS AN OWNER OF RECORD OF RESIDENTIAL REAL PROPERTY  
4 THAT THE INDIVIDUAL OCCUPIES AS THE INDIVIDUAL'S PRIMARY  
5 RESIDENCE;

6 (B) IS NOT AN OWNER OF RECORD OF THE RESIDENTIAL REAL  
7 PROPERTY THAT THE INDIVIDUAL OCCUPIES AS THE INDIVIDUAL'S PRIMARY  
8 RESIDENCE, BUT EITHER IS A SPOUSE OR CIVIL UNION PARTNER OF AN  
9 OWNER OF RECORD OF THE RESIDENTIAL REAL PROPERTY AND WHO ALSO  
10 OCCUPIES THE RESIDENTIAL REAL PROPERTY AS THE OWNER OF RECORD'S  
11 PRIMARY RESIDENCE, OR IS THE SURVIVING SPOUSE OR PARTNER OF AN  
12 INDIVIDUAL WHO WAS AN OWNER OF RECORD OF THE RESIDENTIAL REAL  
13 PROPERTY AND WHO OCCUPIED THE RESIDENTIAL REAL PROPERTY WITH  
14 THE SURVIVING SPOUSE OR PARTNER AS THEIR PRIMARY RESIDENCE UNTIL  
15 THE OWNER OF RECORD'S DEATH;

16 (C) IS NOT AN OWNER OF RECORD OF THE RESIDENTIAL REAL  
17 PROPERTY THAT THE INDIVIDUAL OCCUPIES AS THE INDIVIDUAL'S PRIMARY  
18 RESIDENCE, ONLY BECAUSE THE PROPERTY HAS BEEN PURCHASED BY OR  
19 TRANSFERRED TO A TRUST, A CORPORATE PARTNERSHIP, OR ANY OTHER  
20 LEGAL ENTITY SOLELY FOR ESTATE PLANNING PURPOSES AND IS THE  
21 MAKER OF THE TRUST OR A PRINCIPAL OF THE CORPORATE PARTNERSHIP OR  
22 OTHER LEGAL ENTITY;

23 (D) OCCUPIES RESIDENTIAL REAL PROPERTY AS THE INDIVIDUAL'S  
24 PRIMARY RESIDENCE AND IS THE SPOUSE OR CIVIL UNION PARTNER OF A  
25 PERSON WHO ALSO OCCUPIES THE RESIDENTIAL REAL PROPERTY, WHO IS  
26 NOT THE OWNER OF RECORD OF THE PROPERTY ONLY BECAUSE THE  
27 PROPERTY HAS BEEN PURCHASED BY OR TRANSFERRED TO A TRUST, A

1 CORPORATE PARTNERSHIP, OR ANY OTHER LEGAL ENTITY SOLELY FOR  
2 ESTATE PLANNING PURPOSES, AND WHO IS THE MAKER OF THE TRUST OR A  
3 PRINCIPAL OF THE CORPORATE PARTNERSHIP OR OTHER LEGAL ENTITY; OR

4 (E) OCCUPIES RESIDENTIAL REAL PROPERTY AS THE INDIVIDUAL'S  
5 PRIMARY RESIDENCE AND IS THE SURVIVING SPOUSE OR PARTNER OF A  
6 PERSON WHO OCCUPIED THE RESIDENTIAL REAL PROPERTY WITH THE  
7 SURVIVING SPOUSE OR PARTNER UNTIL THE PERSON'S DEATH, WHO WAS  
8 NOT THE OWNER OF RECORD OF THE PROPERTY AT THE TIME OF THE  
9 PERSON'S DEATH ONLY BECAUSE THE PROPERTY HAD BEEN PURCHASED BY  
10 OR TRANSFERRED TO A TRUST, A CORPORATE PARTNERSHIP, OR ANY OTHER  
11 LEGAL ENTITY SOLELY FOR ESTATE PLANNING PURPOSES PRIOR TO THE  
12 PERSON'S DEATH, AND WHO WAS THE MAKER OF THE TRUST OR A PRINCIPAL  
13 OF THE CORPORATE PARTNERSHIP OR OTHER LEGAL ENTITY PRIOR TO THE  
14 PERSON'S DEATH.

15 (II) "OWNER-OCCUPIER" ALSO INCLUDES ANY INDIVIDUAL WHO,  
16 BUT FOR THE CONFINEMENT OF THE INDIVIDUAL TO A HOSPITAL, NURSING  
17 HOME, OR ASSISTED LIVING FACILITY, WOULD OCCUPY THE RESIDENTIAL  
18 REAL PROPERTY AS THE INDIVIDUAL'S PRIMARY RESIDENCE AND WOULD  
19 MEET ONE OR MORE OF THE OWNERSHIP CRITERIA SPECIFIED IN  
20 SUBSECTION (1)(b)(I) OF THIS SECTION, IF THE RESIDENTIAL REAL  
21 PROPERTY:

22 (A) IS TEMPORARILY UNOCCUPIED; OR

23 (B) IS OCCUPIED BY THE SPOUSE, CIVIL UNION PARTNER, OR A  
24 FINANCIAL DEPENDENT OF THE INDIVIDUAL.

25 (c) "OWNER OF RECORD" MEANS AN INDIVIDUAL WHOSE NAME  
26 APPEARS ON A VALID RECORDED DEED TO RESIDENTIAL REAL PROPERTY AS  
27 AN OWNER OF THE PROPERTY.

1 (d) "SENIOR HOMESTEAD EXEMPTION" MEANS THE PROPERTY TAX  
2 EXEMPTION FOR QUALIFYING SENIORS ALLOWED BY SECTION 39-3-203 (1).

3 (e) "SURVIVING SPOUSE OR PARTNER" MEANS AN INDIVIDUAL WHO  
4 WAS LEGALLY MARRIED TO ANOTHER INDIVIDUAL, OR WAS A PARTNER IN  
5 A CIVIL UNION WITH ANOTHER INDIVIDUAL, AT THE TIME OF THE OTHER  
6 INDIVIDUAL'S DEATH AND WHO HAS NOT REMARRIED OR ENTERED INTO  
7 ANOTHER CIVIL UNION.

8 (f) "TOTAL PROPERTY TAX REVENUE LOST" MEANS THE AMOUNT  
9 OF PROPERTY TAX REVENUE LOST FOR A PROPERTY TAX YEAR BY A LOCAL  
10 GOVERNMENTAL ENTITY DUE SOLELY TO THE REDUCED VALUATION FOR  
11 ASSESSMENT OF QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY,  
12 INCLUDING MULTI-FAMILY QUALIFIED-SENIOR PRIMARY RESIDENCE REAL  
13 PROPERTY UNDER SECTION 39-2-104.2 (3)(s), AS COMPARED TO THE  
14 VALUATION FOR ASSESSMENT OF RESIDENTIAL REAL PROPERTY, INCLUDING  
15 MULTI-FAMILY RESIDENTIAL REAL PROPERTY UNDER THIS SECTION, AS  
16 CALCULATED BY EACH ASSESSOR, SUBJECT TO CORRECTION BY THE  
17 ADMINISTRATOR, PURSUANT TO SUBSECTION (9) OF THIS SECTION.

18 (2) **Classification.** (a) FOR PROPERTY TAX YEARS COMMENCING  
19 ON OR AFTER JANUARY 1, 2025, RESIDENTIAL REAL PROPERTY THAT AS OF  
20 THE ASSESSMENT DATE IS USED AS THE PRIMARY RESIDENCE OF AN  
21 OWNER-OCCUPIER IS CLASSIFIED AS QUALIFIED-SENIOR PRIMARY  
22 RESIDENCE REAL PROPERTY, WHICH IS A SUBCLASS OF RESIDENTIAL REAL  
23 PROPERTY, IF:

24 (I) THE OWNER-OCCUPIER COMPLETES AND FILES AN APPLICATION  
25 IN THE MANNER REQUIRED BY SUBSECTION (3) OF THIS SECTION;

26 (II) THE OWNER-OCCUPIER PREVIOUSLY QUALIFIED FOR AND  
27 RECEIVED THE SENIOR HOMESTEAD EXEMPTION FOR A DIFFERENT

1 PROPERTY FOR A PROPERTY TAX YEAR COMMENCING ON OR AFTER  
2 JANUARY 1, 2020, AND DOES NOT QUALIFY FOR THE SENIOR HOMESTEAD  
3 EXEMPTION FOR THE CURRENT PROPERTY TAX YEAR; AND

4 (III) THE CIRCUMSTANCES THAT QUALIFY THE PROPERTY FOR THE  
5 CLASSIFICATION HAVE NOT CHANGED SINCE THE FILING OF THE  
6 APPLICATION.

7 (b) UNDER NO CIRCUMSTANCES IS THE CLASSIFICATION AS  
8 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY ALLOWED FOR  
9 PROPERTY TAXES ASSESSED DURING ANY PROPERTY TAX YEAR PRIOR TO  
10 THE YEAR IN WHICH AN OWNER-OCCUPIER FIRST FILES AN APPLICATION IN  
11 THE MANNER REQUIRED BY SUBSECTION (3) OF THIS SECTION. IF  
12 OWNERSHIP OF RESIDENTIAL REAL PROPERTY THAT QUALIFIED AS  
13 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY AS OF THE  
14 ASSESSMENT DATE CHANGES AFTER THE ASSESSMENT DATE, THE  
15 CLASSIFICATION IS ALLOWED ONLY IF AN OWNER-OCCUPIER WHOSE STATUS  
16 AS AN OWNER-OCCUPIER QUALIFIES THE PROPERTY FOR THE  
17 CLASSIFICATION HAS FILED AN APPLICATION BY THE DEADLINE SPECIFIED  
18 IN SUBSECTION (3)(a) OF THIS SECTION.

19 (c) IF AN INDIVIDUAL OWNS AND OCCUPIES A DWELLING UNIT IN A  
20 COMMON INTEREST COMMUNITY, AS DEFINED IN SECTION 38-33.3-103 (8),  
21 AS THE INDIVIDUAL'S PRIMARY RESIDENCE, ONLY THE DWELLING UNIT  
22 THAT THE INDIVIDUAL OCCUPIES AS THE INDIVIDUAL'S PRIMARY  
23 RESIDENCE MAY QUALIFY AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL  
24 PROPERTY.

25 (d) FOR PURPOSES OF THIS SUBSECTION (2), TWO INDIVIDUALS WHO  
26 ARE LEGALLY MARRIED OR ARE CIVIL UNION PARTNERS BUT WHO OWN  
27 MORE THAN ONE PARCEL OF RESIDENTIAL REAL PROPERTY ARE DEEMED TO



1 OCCUPY THE SAME PRIMARY RESIDENCE, AND ONLY THAT PROPERTY MAY  
2 BE CLASSIFIED AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL  
3 PROPERTY. IF AN INDIVIDUAL IS AN OWNER-OCCUPIER OF A RESIDENTIAL  
4 REAL PROPERTY AND AN OWNER OF RECORD ON ANOTHER PROPERTY  
5 ALONG WITH A MEMBER OF THE INDIVIDUAL'S FAMILY OTHER THAN THE  
6 INDIVIDUAL'S SPOUSE, THEN THE OTHER FAMILY MEMBER MAY BE AN  
7 OWNER-OCCUPIER OF THE OTHER PROPERTY.

8 (e) A UNIT OF REAL PROPERTY THAT MIGHT OTHERWISE BE  
9 CLASSIFIED AS MULTI-FAMILY RESIDENTIAL REAL PROPERTY AND THAT  
10 QUALIFIES AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY  
11 UNDER THIS SECTION IS CLASSIFIED AS MULTI-FAMILY QUALIFIED-SENIOR  
12 PRIMARY RESIDENCE REAL PROPERTY.

13 (3) **Applications.** (a) FOR A PROPERTY TO BE CLASSIFIED AS  
14 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY, AN INDIVIDUAL  
15 MUST FILE WITH THE ASSESSOR A COMPLETED APPLICATION NO LATER  
16 THAN JULY 15 OF THE FIRST PROPERTY TAX YEAR FOR WHICH THE  
17 CLASSIFICATION IS SOUGHT. AN APPLICATION RETURNED BY MAIL IS  
18 DEEMED FILED ON THE DATE IT IS POSTMARKED.

19 (b) (I) AN APPLICANT MUST COMPLETE AN APPLICATION FOR  
20 PROPERTY TO BE CLASSIFIED AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
21 REAL PROPERTY ON A FORM PRESCRIBED BY THE ADMINISTRATOR THAT  
22 INCLUDES THE FOLLOWING INFORMATION:

23 (A) THE APPLICANT'S NAME, MAILING ADDRESS, AND SOCIAL  
24 SECURITY NUMBER;

25 (B) THE ADDRESS AND SCHEDULE OR PARCEL NUMBER OF THE  
26 PROPERTY;

27 (C) THE NAME AND SOCIAL SECURITY NUMBER OF THE APPLICANT'S

1 SPOUSE OR CIVIL UNION PARTNER WHO OCCUPIES THE PROPERTY AS THE  
2 SPOUSE OR CIVIL UNION PARTNER'S PRIMARY RESIDENCE;

3 (D) IF A TRUST IS THE OWNER OF RECORD OF THE PROPERTY, THE  
4 NAMES OF THE MAKER OF THE TRUST, THE TRUSTEE, AND THE  
5 BENEFICIARIES OF THE TRUST;

6 (E) IF A CORPORATE PARTNERSHIP OR OTHER LEGAL ENTITY IS THE  
7 OWNER OF RECORD OF THE PROPERTY, THE NAMES OF THE PRINCIPALS OR  
8 THE CORPORATE PARTNERSHIP OR OTHER LEGAL ENTITY;

9 (F) A STATEMENT THAT THE APPLICANT PREVIOUSLY QUALIFIED  
10 FOR THE SENIOR HOMESTEAD EXEMPTION FOR A PROPERTY TAX YEAR  
11 COMMENCING ON OR AFTER JANUARY 1, 2020, FOR A DIFFERENT PROPERTY  
12 THAN THE PROPERTY THAT THE APPLICANT CURRENTLY OCCUPIES AS THE  
13 APPLICANT'S PRIMARY RESIDENCE;

14 (G) AN AFFIRMATION, IN A FORM PRESCRIBED BY THE  
15 ADMINISTRATOR, THAT THE APPLICANT BELIEVES, UNDER PENALTY OF  
16 PERJURY IN THE SECOND DEGREE AS DEFINED IN SECTION 18-8-503, THAT  
17 ALL INFORMATION PROVIDED BY THE APPLICANT IS CORRECT; AND

18 (H) ANY OTHER INFORMATION THAT THE ADMINISTRATOR  
19 REASONABLY DEEMS NECESSARY.

20 (II) THE ADMINISTRATOR SHALL ALSO INCLUDE IN THE  
21 APPLICATION A STATEMENT THAT AN APPLICANT OR, IF APPLICABLE, THE  
22 TRUSTEE HAS A LEGAL OBLIGATION TO INFORM THE ASSESSOR WITHIN  
23 SIXTY DAYS OF ANY CHANGE IN THE OWNERSHIP OR OCCUPANCY OF THE  
24 RESIDENTIAL REAL PROPERTY FOR WHICH CLASSIFICATION AS  
25 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY HAS BEEN  
26 APPLIED FOR OR ALLOWED THAT WOULD PREVENT THE CLASSIFICATION  
27 FROM BEING ALLOWED FOR THE PROPERTY.

1 (c) FOR PURPOSES OF THE APPLICATION AND RELATED PROVISIONS  
2 IN THIS SECTION, REAL PROPERTY THAT IS MULTI-FAMILY  
3 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY IS TREATED AS  
4 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY.

5 (4) **Penalties.** (a) IN ADDITION TO ANY PENALTIES PRESCRIBED BY  
6 LAW FOR PERJURY IN THE SECOND DEGREE, AN APPLICANT WHO  
7 KNOWINGLY PROVIDES FALSE INFORMATION ON AN APPLICATION OR  
8 ATTEMPTS TO CLAIM MORE THAN ONE PROPERTY AS QUALIFIED-SENIOR  
9 PRIMARY RESIDENCE REAL PROPERTY FOR THE SAME PROPERTY TAX YEAR  
10 SHALL:

11 (I) NOT BE ABLE TO CLAIM THE PROPERTY AS QUALIFIED-SENIOR  
12 PRIMARY RESIDENCE REAL PROPERTY FOR THE PROPERTY TAX YEAR;

13 (II) PAY, TO THE TREASURER OF A COUNTY IN WHICH PROPERTY  
14 WAS IMPROPERLY CLASSIFIED AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
15 REAL PROPERTY DUE TO THE PROVISION BY THE APPLICANT OF FALSE  
16 INFORMATION OR THE FILING OF MORE THAN ONE APPLICATION, AN  
17 AMOUNT EQUAL TO THE AMOUNT OF PROPERTY TAXES NOT PAID AS A  
18 RESULT OF THE IMPROPER CLASSIFICATION AS QUALIFIED-SENIOR PRIMARY  
19 RESIDENCE REAL PROPERTY; AND

20 (III) UPON CONVICTION OF PERJURY, BE REQUIRED TO PAY TO THE  
21 TREASURER OF ANY COUNTY IN WHICH AN INVALID APPLICATION WAS  
22 FILED AN ADDITIONAL AMOUNT EQUAL TO TWICE THE AMOUNT OF THE  
23 PROPERTY TAXES IDENTIFIED IN SUBSECTION (4)(a)(II) OF THIS SECTION  
24 PLUS INTEREST, CALCULATED AT THE ANNUAL RATE CALCULATED  
25 PURSUANT TO SECTION 39-21-110.5 FROM THE DATE THE INVALID  
26 APPLICATION WAS FILED UNTIL THE DATE THE APPLICANT MAKES THE  
27 PAYMENT REQUIRED BY THIS SUBSECTION (4)(a)(III).

1 (b) IF AN APPLICANT OR A TRUSTEE FAILS TO INFORM THE  
2 ASSESSOR WITHIN SIXTY DAYS OF ANY CHANGE IN THE OWNERSHIP OR  
3 OCCUPANCY OF RESIDENTIAL REAL PROPERTY FOR WHICH CLASSIFICATION  
4 AS A QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY HAS BEEN  
5 APPLIED FOR OR ALLOWED THAT WOULD PREVENT THE CLASSIFICATION  
6 FROM BEING ALLOWED FOR THE PROPERTY AS REQUIRED BY SUBSECTION  
7 (3)(b) OF THIS SECTION:

8 (I) THE CLASSIFICATION IS NOT ALLOWED WITH RESPECT TO THE  
9 RESIDENTIAL REAL PROPERTY FOR THE SUBSEQUENT PROPERTY TAX YEAR;  
10 AND

11 (II) THE APPLICANT OR TRUSTEE SHALL PAY, TO THE TREASURER  
12 OF ANY COUNTY IN WHICH THE CLASSIFICATION WAS IMPROPERLY  
13 ALLOWED DUE TO THE APPLICANT'S OR TRUSTEE'S FAILURE TO  
14 IMMEDIATELY INFORM THE ASSESSOR OF ANY CHANGE IN THE OWNERSHIP  
15 OR OCCUPANCY OF RESIDENTIAL REAL PROPERTY, AN AMOUNT EQUAL TO  
16 THE AMOUNT OF PROPERTY TAXES NOT PAID AS A RESULT OF THE  
17 IMPROPER CLASSIFICATION AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
18 REAL PROPERTY PLUS INTEREST, CALCULATED AT THE ANNUAL RATE  
19 SPECIFIED IN SECTION 39-21-110.5 FROM THE DATE ON WHICH THE CHANGE  
20 IN THE OWNERSHIP OR OCCUPANCY OCCURRED UNTIL THE DATE THE  
21 APPLICANT MAKES THE PAYMENT REQUIRED BY THIS SUBSECTION  
22 (4)(b)(II).

23 (c) ANY AMOUNT REQUIRED TO BE PAID TO A TREASURER  
24 PURSUANT TO SUBSECTION (4)(a) OR (4)(b) OF THIS SECTION IS DEEMED  
25 PART OF THE LIEN OF GENERAL TAXES IMPOSED ON THE PERSON REQUIRED  
26 TO PAY THE AMOUNT AND HAS THE PRIORITY SPECIFIED IN SECTION  
27 39-1-107 (2).

1           (5) **Confidentiality.** (a) COMPLETED APPLICATIONS FOR  
2 CLASSIFICATION AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL  
3 PROPERTY ARE CONFIDENTIAL; EXCEPT THAT:

4           (I) (A) AN ASSESSOR OR THE ADMINISTRATOR MAY RELEASE  
5 STATISTICAL COMPILATIONS OR INFORMATIONAL SUMMARIES OF ANY  
6 INFORMATION CONTAINED IN THE APPLICATIONS AND SHALL PROVIDE A  
7 COPY OF AN APPLICATION TO THE APPLICANT WHO RETURNED THE  
8 APPLICATION AND THE TREASURER OF THE SAME COUNTY AS THE  
9 ASSESSOR; AND

10          (B) AN ASSESSOR OR THE ADMINISTRATOR MAY INTRODUCE A  
11 COPY OF AN APPLICATION AS EVIDENCE IN ANY ADMINISTRATIVE HEARING  
12 OR LEGAL PROCEEDING IN WHICH THE ACCURACY OR VERACITY OF THE  
13 APPLICATION IS AT ISSUE SO LONG AS NEITHER THE APPLICANT'S SOCIAL  
14 SECURITY NUMBER NOR ANY OTHER SOCIAL SECURITY NUMBER SET FORTH  
15 IN THE APPLICATION ARE DIVULGED;

16          (II) A TREASURER SHALL KEEP CONFIDENTIAL EACH INDIVIDUAL  
17 APPLICATION RECEIVED FROM AN ASSESSOR BUT MAY RELEASE  
18 STATISTICAL COMPILATIONS OR INFORMATIONAL SUMMARIES OF ANY  
19 INFORMATION CONTAINED IN APPLICATIONS AND MAY INTRODUCE A COPY  
20 OF AN APPLICATION AS EVIDENCE IN ANY ADMINISTRATIVE HEARING OR  
21 LEGAL PROCEEDING IN WHICH THE ACCURACY OR VERACITY OF THE  
22 APPLICATION IS AT ISSUE SO LONG AS NEITHER THE APPLICANT'S SOCIAL  
23 SECURITY NUMBER NOR ANY OTHER SOCIAL SECURITY NUMBER SET FORTH  
24 IN THE APPLICATION IS DIVULGED; AND

25          (III) THE ADMINISTRATOR MAY SHARE INFORMATION CONTAINED  
26 IN AN APPLICATION FOR CLASSIFICATION OF REAL PROPERTY AS  
27 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY, INCLUDING ANY

1 SOCIAL SECURITY NUMBER SET FORTH IN THE APPLICATION, WITH THE  
2 DEPARTMENT OF REVENUE TO THE EXTENT NECESSARY TO ENABLE THE  
3 ADMINISTRATOR TO VERIFY THAT THE APPLICANT SATISFIES LEGAL  
4 REQUIREMENTS FOR THE CLASSIFICATION.

5 (b) NOTWITHSTANDING THE PROVISIONS OF SUBSECTION (5)(a) OF  
6 THIS SECTION, THE ADMINISTRATOR, AN ASSESSOR, OR A TREASURER  
7 SHALL NOT GIVE ANY OTHER PERSON ANY LISTING OF APPLICANTS OR ANY  
8 OTHER INFORMATION THAT WOULD ENABLE A PERSON TO EASILY  
9 ASSEMBLE A MAILING LIST OF APPLICANTS FOR THE QUALIFIED-SENIOR  
10 PRIMARY RESIDENCE REAL PROPERTY CLASSIFICATION.

11 (c) IN ACCORDANCE WITH SECTION 25-2-103 (4.7), THE  
12 ADMINISTRATOR SHALL ANNUALLY PROVIDE TO THE STATE REGISTRAR OF  
13 VITAL STATISTICS OF THE DEPARTMENT OF PUBLIC HEALTH AND  
14 ENVIRONMENT A LIST, BY NAME AND SOCIAL SECURITY NUMBER, OF EVERY  
15 INDIVIDUAL WHO HAD PROPERTY CLASSIFIED AS QUALIFIED-SENIOR  
16 PRIMARY RESIDENCE REAL PROPERTY FOR THE IMMEDIATELY PRECEDING  
17 YEAR SO THAT THE REGISTRAR CAN PROVIDE TO THE ADMINISTRATOR A  
18 LIST OF ALL THE INDIVIDUALS ON THE LIST WHO HAVE DIED. NO LATER  
19 THAN APRIL 1, 2026, AND APRIL 1 OF EACH YEAR THEREAFTER, THE  
20 ADMINISTRATOR SHALL FORWARD TO THE ASSESSOR OF EACH COUNTY THE  
21 NAME AND SOCIAL SECURITY NUMBER OF EACH DECEASED INDIVIDUAL  
22 WHO HAD RESIDENTIAL REAL PROPERTY LOCATED WITHIN THE COUNTY  
23 THAT WAS SO CLASSIFIED FOR THE IMMEDIATELY PRECEDING YEAR SO  
24 THAT THE ASSESSOR CAN CHANGE THE CLASSIFICATION OF THE PROPERTY,  
25 IF NECESSARY.

26 (6) **Notice.** (a) AS SOON AS PRACTICABLE AFTER JANUARY 1, 2025,  
27 AND AFTER JANUARY 1 OF EACH YEAR THEREAFTER, EACH COUNTY

1     TREASURER SHALL, AT THE TREASURER'S DISCRETION, MAIL OR  
2     ELECTRONICALLY SEND TO EACH PERSON WHOSE NAME APPEARS ON THE  
3     TAX LIST AND WARRANT AS AN OWNER OF RESIDENTIAL REAL PROPERTY  
4     NOTICE OF THE QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY  
5     CLASSIFICATION. THE TREASURER SHALL MAIL OR ELECTRONICALLY SEND  
6     THE NOTICE EACH YEAR ON OR BEFORE THE DATE ON WHICH THE  
7     TREASURER MAILES THE PROPERTY TAX STATEMENT FOR THE PREVIOUS  
8     PROPERTY TAX YEAR PURSUANT TO SECTION 39-10-103. THE  
9     ADMINISTRATOR SHALL PRESCRIBE THE FORM OF THE NOTICE, WHICH MUST  
10    INCLUDE A STATEMENT OF THE ELIGIBILITY CRITERIA FOR THE PRIMARY  
11    RESIDENCE REAL PROPERTY AND QUALIFIED-SENIOR PRIMARY RESIDENCE  
12    REAL PROPERTY CLASSIFICATIONS AND INSTRUCTIONS FOR OBTAINING A  
13    RELATED APPLICATION.

14           (b) TO REDUCE MAILING COSTS, AN ASSESSOR MAY COORDINATE  
15    WITH THE TREASURER OF THE SAME COUNTY TO INCLUDE NOTICE WITH THE  
16    TAX STATEMENT FOR THE PREVIOUS PROPERTY TAX YEAR MAILED  
17    PURSUANT TO SECTION 39-10-103, OR MAY INCLUDE NOTICE WITH THE  
18    NOTICE OF VALUATION MAILED PURSUANT TO SECTION 39-5-121 (1)(a).

19           **(7) Notice of classification - appeal.** (a) (I) EXCEPT AS  
20    OTHERWISE PROVIDED IN SUBSECTION (7)(b) OF THIS SECTION, AN  
21    ASSESSOR SHALL ONLY CLASSIFY PROPERTY AS QUALIFIED-SENIOR  
22    PRIMARY RESIDENCE REAL PROPERTY IF AN APPLICANT HAS TIMELY  
23    RETURNED AN APPLICATION IN ACCORDANCE WITH SUBSECTION (3) OF THIS  
24    SECTION THAT ESTABLISHES THAT THE CLASSIFICATION IS APPROPRIATE.

25           (II) IF THE INFORMATION PROVIDED ON OR WITH AN APPLICATION  
26    INDICATES THAT THE APPLICANT IS NOT ENTITLED TO THE CLASSIFICATION,  
27    OR IS INSUFFICIENT TO ALLOW THE ASSESSOR TO DETERMINE WHETHER THE

1 PROPERTY MEETS THE CLASSIFICATION, THE ASSESSOR SHALL DENY THE  
2 APPLICATION AND MAIL TO THE APPLICANT A STATEMENT PROVIDING THE  
3 REASONS FOR THE DENIAL AND INFORMING THE APPLICANT OF THE  
4 APPLICANT'S RIGHT TO CONTEST THE DENIAL PURSUANT TO SUBSECTION  
5 (7)(b) OF THIS SECTION. THE ASSESSOR SHALL MAIL THE STATEMENT NO  
6 LATER THAN AUGUST 1 OF THE PROPERTY TAX YEAR FOR WHICH THE  
7 APPLICATION WAS FILED.

8 (b) (I) AN APPLICANT WHOSE APPLICATION HAS BEEN DENIED MAY  
9 CONTEST THE DENIAL BY REQUESTING A HEARING BEFORE THE COUNTY  
10 COMMISSIONERS SITTING AS THE COUNTY BOARD OF EQUALIZATION NO  
11 LATER THAN AUGUST 15 OF THE PROPERTY TAX YEAR FOR WHICH THE  
12 APPLICATION WAS FILED. THE HEARING SHALL BE HELD ON OR AFTER  
13 AUGUST 1 AND NO LATER THAN SEPTEMBER 1 OF THE PROPERTY TAX YEAR  
14 FOR WHICH THE APPLICATION WAS FILED, AND THE DECISION OF THE  
15 COUNTY BOARD OF EQUALIZATION IS NOT SUBJECT TO FURTHER  
16 ADMINISTRATIVE APPEAL BY EITHER THE APPLICANT OR THE ASSESSOR.

17 (II) AN INDIVIDUAL WHO HAS NOT TIMELY FILED AN APPLICATION  
18 WITH THE ASSESSOR BY MARCH 15 MAY FILE A LATE APPLICATION NO  
19 LATER THAN THE JULY 15 THAT IMMEDIATELY FOLLOWS THAT DEADLINE.  
20 THE ASSESSOR SHALL ACCEPT ANY SUCH APPLICATION BUT MAY NOT  
21 ACCEPT ANY LATE APPLICATION FILED AFTER JULY 15. A DECISION OF AN  
22 ASSESSOR TO DISALLOW THE FILING OF A LATE APPLICATION AFTER JULY  
23 15 OR TO GRANT OR DENY THE CLASSIFICATION TO AN APPLICANT WHO HAS  
24 FILED A LATE APPLICATION AFTER MARCH 15 BUT NO LATER THAN JULY 15  
25 IS FINAL, AND AN APPLICANT WHO IS DENIED LATE FILING OR  
26 CLASSIFICATION OF PROPERTY AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
27 REAL PROPERTY MAY NOT CONTEST THE DENIAL.



1 (III) THE COUNTY BOARD OF EQUALIZATION MAY APPOINT  
2 INDEPENDENT REFEREES TO CONDUCT HEARINGS REQUESTED PURSUANT  
3 TO SUBSECTION (7)(b)(I) OF THIS SECTION ON BEHALF OF THE COUNTY  
4 BOARD AND TO MAKE FINDINGS AND SUBMIT RECOMMENDATIONS TO THE  
5 COUNTY BOARD FOR ITS FINAL ACTION.

6 (8) **Reporting to administrator.** (a) NO LATER THAN SEPTEMBER  
7 10, 2025, AND SEPTEMBER 10 OF EACH YEAR THEREAFTER, EACH  
8 ASSESSOR SHALL FORWARD TO THE ADMINISTRATOR A REPORT ON THE  
9 RESIDENTIAL REAL PROPERTY IN THE ASSESSOR'S COUNTY THAT QUALIFIES  
10 FOR CLASSIFICATION AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL  
11 PROPERTY FOR THE CURRENT PROPERTY TAX YEAR. FOR EACH UNIT OF  
12 RESIDENTIAL REAL PROPERTY, THE REPORT MUST INCLUDE:

- 13 (I) THE LEGAL DESCRIPTION OF THE PROPERTY;
- 14 (II) THE SCHEDULE OR PARCEL NUMBER FOR THE PROPERTY;
- 15 (III) THE NAME AND SOCIAL SECURITY NUMBER OF THE APPLICANT  
16 WHO CLAIMED THE CLASSIFICATION FOR THE PROPERTY AND, IF  
17 APPLICABLE, THE APPLICANT'S SPOUSE OR CIVIL UNION PARTNER WHO  
18 OCCUPIES THE PROPERTY;
- 19 (IV) A STATEMENT OF WHAT THE VALUATION FOR ASSESSMENT OF  
20 THE PROPERTY WOULD BE IF IT HAD NOT QUALIFIED AS QUALIFIED-SENIOR  
21 PRIMARY RESIDENCE REAL PROPERTY AND THE VALUATION FOR  
22 ASSESSMENT OF THE PROPERTY AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
23 REAL PROPERTY; AND
- 24 (V) ANY OTHER INFORMATION THAT THE ADMINISTRATOR  
25 REASONABLY DEEMS NECESSARY.

26 (b) (I) THE ADMINISTRATOR SHALL EXAMINE THE REPORTS SENT  
27 BY EACH ASSESSOR PURSUANT TO SUBSECTION (8)(a) OF THIS SECTION TO

1 ENSURE THAT NO APPLICANT HAS APPLIED FOR A QUALIFIED-SENIOR  
2 PRIMARY RESIDENCE REAL PROPERTY CLASSIFICATION WITHOUT MEETING  
3 ALL LEGAL REQUIREMENTS FOR OBTAINING THE CLASSIFICATION. NO  
4 LATER THAN NOVEMBER 1, 2025, AND NOVEMBER 1 OF EACH YEAR  
5 THEREAFTER, IF THE ADMINISTRATOR DETERMINES THAT AN APPLICANT  
6 HAS APPLIED FOR MORE THAN ONE PROPERTY TO BE CLASSIFIED AS  
7 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY, THE  
8 ADMINISTRATOR SHALL PROVIDE WRITTEN NOTICE TO THE APPLICANT  
9 THAT THE APPLICANT HAS APPLIED FOR MORE THAN ONE SUCH  
10 CLASSIFICATION AND IS THEREFORE NOT ENTITLED TO THE CLASSIFICATION  
11 FOR ANY PROPERTY. IF THE ADMINISTRATOR DETERMINES THAT THE  
12 APPLICANT AND THE APPLICANT'S SPOUSE HAVE APPLIED FOR SEPARATE  
13 PROPERTIES TO BE CLASSIFIED AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
14 REAL PROPERTY, THAT THE CLASSIFICATION WAS APPLIED FOR IN  
15 VIOLATION OF SUBSECTION (4) OF THIS SECTION, THAT THE APPLICANT HAS  
16 CLAIMED THE CLASSIFICATION FOR RESIDENTIAL REAL PROPERTY THAT THE  
17 APPLICANT DOES NOT OWN AND OCCUPY AS THE APPLICANT'S PRIMARY  
18 RESIDENCE AS REQUIRED BY SUBSECTION (2)(a) OF THIS SECTION, OR THAT  
19 THE APPLICANT IS OTHERWISE INELIGIBLE FOR THE CLASSIFICATION, THE  
20 ADMINISTRATOR SHALL PROVIDE WRITTEN NOTICE TO AN APPLICANT THAT  
21 THE APPLICANT IS INELIGIBLE AND THE REASON FOR THE INELIGIBILITY.  
22 THE NOTICE MUST ALSO INCLUDE A STATEMENT SPECIFYING THE DEADLINE  
23 AND PROCEDURES FOR PROTESTING THE DENIAL OF THE CLASSIFICATION  
24 OR CLASSIFICATIONS CLAIMED.

25 (II) AN APPLICANT WHOSE APPLICATION FOR A QUALIFIED-SENIOR  
26 PRIMARY RESIDENCE REAL PROPERTY CLASSIFICATION IS DENIED BY THE  
27 ADMINISTRATOR PURSUANT TO SUBSECTION (8)(b)(I) OF THIS SECTION

1 MAY FILE A WRITTEN PROTEST WITH THE ADMINISTRATOR NO LATER THAN  
2 NOVEMBER 15 OF THE YEAR IN WHICH THE CLASSIFICATION WAS DENIED.  
3 A WRITTEN PROTEST RETURNED BY MAIL IS DEEMED FILED ON THE DATE  
4 IT IS POSTMARKED. IF THE GROUND FOR THE DENIAL IS THAT THE  
5 APPLICANT, OR THE APPLICANT AND THE APPLICANT'S SPOUSE OR CIVIL  
6 UNION PARTNER, CLAIMED MULTIPLE CLASSIFICATIONS, THE SOLE GROUND  
7 FOR A PROTEST IS THAT THE APPLICANT, OR THE APPLICANT AND THE  
8 APPLICANT'S SPOUSE OR CIVIL UNION PARTNER, FILED ONLY ONE CLAIM  
9 FOR THE CLASSIFICATION, AND THE PROTEST MUST SPECIFY THE PROPERTY  
10 IDENTIFIED BY THE ADMINISTRATOR IN THE NOTICE DENYING THE  
11 CLASSIFICATION FOR WHICH NO CLASSIFICATION WAS CLAIMED. IF THE  
12 GROUND FOR THE DENIAL IS THAT THE APPLICANT IS NOT AN  
13 OWNER-OCCUPIER OF THE RESIDENTIAL REAL PROPERTY FOR WHICH THE  
14 CLASSIFICATION IS CLAIMED, THE SOLE GROUNDS FOR A PROTEST ARE THAT  
15 THE APPLICANT ACTUALLY IS AN OWNER-OCCUPIER AND THAT THE  
16 APPLICANT QUALIFIES FOR THE CLASSIFICATION. IF A PROTEST IS DENIED,  
17 THE ADMINISTRATOR SHALL MAIL THE APPLICANT A WRITTEN STATEMENT  
18 OF THE BASIS FOR THE DENIAL AND A COPY OF EACH CLASSIFICATION  
19 APPLICATION FILED WITH AN ASSESSOR THAT THE APPLICANT CLAIMED  
20 HAD NOT BEEN FILED.

21 (c) NO LATER THAN DECEMBER 1, 2025, AND EACH DECEMBER 1  
22 THEREAFTER, AND AFTER EXAMINING THE REPORTS SENT BY EACH  
23 ASSESSOR, DENYING APPLICATIONS FOR CLASSIFICATION OF PROPERTY AS  
24 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY, AND DECIDING  
25 PROTESTS IN ACCORDANCE WITH SUBSECTION (8)(b) OF THIS SECTION, THE  
26 ADMINISTRATOR SHALL PROVIDE WRITTEN NOTICE TO THE ASSESSOR OF  
27 EACH COUNTY IN WHICH AN APPLICATION HAS BEEN DENIED BECAUSE THE

1 APPLICANT WAS INELIGIBLE THAT INCLUDES THE IDENTITY OF EACH  
2 DENIED APPLICANT AND THE REASON FOR EACH DENIAL.

3 (d) NO LATER THAN JANUARY 10, 2026, AND EACH JANUARY 10  
4 THEREAFTER, EACH ASSESSOR SHALL FORWARD TO THE ADMINISTRATOR  
5 A PARTIAL COPY OF THE TAX WARRANT FOR THE ASSESSOR'S COUNTY THAT  
6 INCLUDES ONLY PROPERTY FOR WHICH THE ASSESSOR HAS GRANTED AN  
7 APPLICATION FOR CLASSIFICATION AS QUALIFIED-SENIOR PRIMARY  
8 RESIDENCE REAL PROPERTY. THE ADMINISTRATOR SHALL EXAMINE THE  
9 TAX WARRANTS TO ENSURE THAT NO ADDITIONAL CLASSIFICATIONS OF  
10 PROPERTY AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY  
11 HAVE BEEN ALLOWED SINCE THE ADMINISTRATOR EXAMINED THE REPORTS  
12 PREVIOUSLY RECEIVED FROM THE ASSESSORS AND THAT EACH ASSESSOR  
13 HAS REMOVED FROM THE TAX WARRANT ALL SUCH CLASSIFICATIONS THAT  
14 THE ADMINISTRATOR PREVIOUSLY DENIED. NO LATER THAN JANUARY 17,  
15 2026, AND NO LATER THAN EACH JANUARY 17 THEREAFTER, THE  
16 ADMINISTRATOR SHALL NOTIFY EACH ASSESSOR AND EACH TREASURER OF  
17 ANY SUCH CLASSIFICATIONS TO BE REMOVED FROM THE TAX WARRANT.

18 (9) **Reporting and reimbursement of property tax revenue**  
19 **reductions.** (a) NO LATER THAN MARCH 1, 2026, AND NO LATER THAN  
20 MARCH 1, 2027, EACH TREASURER SHALL FORWARD TO THE  
21 ADMINISTRATOR A REPORT ON THE PROPERTIES IN THE ASSESSOR'S COUNTY  
22 THAT WERE CLASSIFIED AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL  
23 PROPERTY FOR THE PREVIOUS PROPERTY TAX YEAR. THE ADMINISTRATOR  
24 SHALL CROSS-CHECK THE REPORT AS SPECIFIED IN SUBSECTION (9)(b) OF  
25 THIS SECTION BEFORE CORRECTING IT, IF NECESSARY, AND FORWARDING  
26 IT TO THE STATE TREASURER TO ENABLE THE STATE TREASURER TO ISSUE  
27 A REIMBURSEMENT WARRANT TO EACH TREASURER IN ACCORDANCE WITH

1 SUBSECTION (9)(c) OF THIS SECTION. THE REPORT MUST INCLUDE:

2 (I) A STATEMENT OF THE TOTAL REDUCTION IN VALUATION FOR  
3 ASSESSMENT IN THE COUNTY RESULTING FROM THE CLASSIFICATION OF  
4 RESIDENTIAL REAL PROPERTY AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
5 REAL PROPERTY AND THE TOTAL PROPERTY TAX REVENUE LOST BY LOCAL  
6 GOVERNMENTAL ENTITIES WITHIN THE COUNTY AS A RESULT OF THAT  
7 CLASSIFICATION THAT MUST BE REIMBURSED BY THE STATE;

8 (II) WITH RESPECT TO EACH UNIT OF RESIDENTIAL REAL PROPERTY  
9 THAT IS CLASSIFIED AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL  
10 PROPERTY:

11 (A) THE LEGAL DESCRIPTION OF THE PROPERTY;

12 (B) THE SCHEDULE OR PARCEL NUMBER FOR THE PROPERTY;

13 (C) THE NAME OF THE APPLICANT WHO APPLIED FOR AND  
14 OBTAINED THE CLASSIFICATION FOR THE PROPERTY AND EACH ADDITIONAL  
15 PERSON WHO OCCUPIES THE PROPERTY;

16 (D) A STATEMENT OF WHAT THE VALUATION FOR ASSESSMENT OF  
17 THE PROPERTY WOULD BE IF IT HAD NOT QUALIFIED AS QUALIFIED-SENIOR  
18 PRIMARY RESIDENCE REAL PROPERTY AND THE VALUATION FOR  
19 ASSESSMENT OF THE PROPERTY AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
20 REAL PROPERTY AND THE AMOUNT OF TAXES DUE ON THE PROPERTY; AND

21 (E) ANY OTHER INFORMATION THAT THE ADMINISTRATOR  
22 REASONABLY DEEMS NECESSARY.

23 (b) AFTER RECEIVING REPORTS FROM EACH TREASURER PURSUANT  
24 TO SUBSECTION (9)(a) OF THIS SECTION, THE ADMINISTRATOR SHALL  
25 CROSS-CHECK THE REPORTS TO IDENTIFY ANY CLASSIFICATION OF  
26 PROPERTY AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY  
27 ALLOWED IN A COUNTY THAT MUST BE DENIED DUE TO A FAILURE OF THE

1 INDIVIDUAL ALLOWED THE CLASSIFICATION TO SATISFY ALL LEGAL  
2 REQUIREMENTS FOR OBTAINING THE CLASSIFICATION. THE  
3 ADMINISTRATOR SHALL REMOVE ANY CLASSIFICATION OF PROPERTY AS  
4 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY THAT MUST BE  
5 DENIED FROM THE REPORT IN WHICH IT APPEARS AND SHALL FORWARD ALL  
6 REPORTS TO THE STATE TREASURER NO LATER THAN THE APRIL 1  
7 IMMEDIATELY FOLLOWING THE RECEIPT OF THE REPORTS BY THE  
8 ADMINISTRATOR. IN ADDITION, IF THE ADMINISTRATOR IDENTIFIES ANY  
9 CLASSIFICATION OF PROPERTY AS QUALIFIED-SENIOR PRIMARY RESIDENCE  
10 REAL PROPERTY THAT WAS IMPROPERLY ALLOWED FOR A PRIOR PROPERTY  
11 TAX YEAR FOR WHICH THE STATE TREASURER REIMBURSED A TREASURER  
12 PURSUANT TO SUBSECTION (9)(c) OF THIS SECTION OR IDENTIFIES ANY  
13 CLASSIFICATION PROPERLY ALLOWED FOR SUCH A PRIOR PROPERTY TAX  
14 YEAR FOR WHICH THE STATE TREASURER DID NOT REIMBURSE A  
15 TREASURER, THE ADMINISTRATOR SHALL ADVISE THE STATE TREASURER  
16 TO ADJUST THE CURRENT YEAR REIMBURSEMENT TO THE TREASURER TO  
17 CORRECT THE ERROR. NO LATER THAN THAT APRIL 1, THE ADMINISTRATOR  
18 SHALL ALSO NOTIFY THE TREASURER AND ASSESSOR OF EACH COUNTY OF  
19 ALL CLASSIFICATIONS OF PROPERTY AS QUALIFIED-SENIOR PRIMARY  
20 RESIDENCE REAL PROPERTY REMOVED FROM THE REPORT FOR THE COUNTY  
21 AND ANY RESULTING AND OTHER ADJUSTMENTS TO THE AMOUNT OF  
22 CURRENT YEAR REIMBURSEMENT TO BE PAID BY THE STATE TREASURER TO  
23 THE TREASURER.

24 (c) (I) (A) NO LATER THAN APRIL 15, 2026, AND NO LATER THAN  
25 APRIL 15, 2027, THE STATE TREASURER SHALL ISSUE A WARRANT TO EACH  
26 TREASURER FOR THE AMOUNT NEEDED TO FULLY REIMBURSE ALL LOCAL  
27 GOVERNMENTAL ENTITIES WITHIN THE TREASURER'S COUNTY FOR THE

1 TOTAL PROPERTY TAX REVENUE LOST FOR THE PRIOR PROPERTY TAX YEAR  
2 THAT ARE PAYABLE DURING THE YEAR IN WHICH THE STATE TREASURER  
3 ISSUES THE WARRANT. THE REIMBURSEMENT MUST BE PAID FROM THE  
4 STATE GENERAL FUND AND IS NOT SUBJECT TO THE STATUTORY  
5 LIMITATION ON STATE GENERAL FUND APPROPRIATIONS SET FORTH IN  
6 SECTION 24-75-201.1.

7 (B) AS USED IN SUBSECTION (9)(c)(I)(A) OF THIS SECTION, "TOTAL  
8 PROPERTY TAX REVENUE LOST" INCLUDES ONLY REVENUE LOST AS A  
9 RESULT OF CLASSIFICATIONS OF PROPERTY AS QUALIFIED-SENIOR  
10 RESIDENTIAL REAL PROPERTY PROPERLY ALLOWED IN ACCORDANCE WITH  
11 THE REQUIREMENTS OF THIS SECTION AND DOES NOT INCLUDE ANY  
12 REVENUE LOST AS A RESULT OF SUCH A CLASSIFICATION BEING  
13 ERRONEOUSLY ALLOWED.

14 (II) EACH TREASURER SHALL DISTRIBUTE THE TOTAL AMOUNT  
15 RECEIVED FROM THE STATE TREASURER PURSUANT TO SUBSECTION  
16 (9)(c)(I)(A) OF THIS SECTION TO THE LOCAL GOVERNMENTAL ENTITIES  
17 WITHIN THE TREASURER'S COUNTY AS IF THE TOTAL PROPERTY TAX  
18 REVENUE LOST HAD BEEN REGULARLY PAID. WHEN A TREASURER  
19 DISTRIBUTES THAT AMOUNT, THE TREASURER SHALL PROVIDE EACH LOCAL  
20 GOVERNMENTAL ENTITY WITH A STATEMENT OF THE AMOUNT  
21 DISTRIBUTED TO THE LOCAL GOVERNMENTAL ENTITY THAT REPRESENTS  
22 REIMBURSEMENT RECEIVED FROM THE STATE FOR TOTAL PROPERTY TAX  
23 REVENUE LOST.

24 (III) NOTWITHSTANDING THE PROVISIONS OF SUBSECTIONS  
25 (9)(c)(I) AND (9)(c)(II) OF THIS SECTION, THE STATE TREASURER SHALL  
26 REDUCE A LOCAL GOVERNMENTAL ENTITY'S REIMBURSEMENT AS  
27 NECESSARY TO PREVENT THE LOCAL GOVERNMENTAL ENTITY FROM

1 EXCEEDING ITS FISCAL YEAR SPENDING LIMIT UNDER SECTION 20 (7)(b) OF  
2 ARTICLE X OF THE STATE CONSTITUTION FOR THE FISCAL YEAR.

3 (d) IN ACCORDANCE WITH SUBSECTION (9)(b) OF THIS SECTION,  
4 FOR ANY PROPERTY TAX YEAR COMMENCING ON OR AFTER JANUARY 1,  
5 2025, BUT BEFORE JANUARY 1, 2027, THE STATE TREASURER SHALL NOT  
6 REIMBURSE A TREASURER FOR TOTAL PROPERTY TAX REVENUE LOST AS A  
7 RESULT OF A CLASSIFICATION OF REAL PROPERTY AS QUALIFIED-SENIOR  
8 PRIMARY RESIDENCE REAL PROPERTY THAT WAS ERRONEOUSLY GRANTED  
9 IN THE TREASURER'S COUNTY. IF, PURSUANT TO SUBSECTION (9)(b) OF THIS  
10 SECTION, THE ADMINISTRATOR ADVISES THE STATE TREASURER THAT THE  
11 STATE TREASURER HAS PROVIDED EITHER TOO MUCH OR TOO LITTLE  
12 REIMBURSEMENT TO A TREASURER FOR CLASSIFICATIONS OF REAL  
13 PROPERTY AS QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY  
14 GRANTED IN THE TREASURER'S COUNTY FOR ANY PRIOR PROPERTY TAX  
15 YEAR COMMENCING ON OR AFTER JANUARY 1, 2025, BUT BEFORE JANUARY  
16 1, 2027, THE STATE TREASURER SHALL ADJUST THE REIMBURSEMENT FOR  
17 THE CURRENT PROPERTY TAX YEAR AS DIRECTED BY THE ADMINISTRATOR  
18 IN ORDER TO CORRECT THE ERROR.

19 (e) NOTWITHSTANDING ANY PROVISION OF LAW TO THE CONTRARY,  
20 THE REPORTS REQUIRED BY THIS SUBSECTION (9) AND THEIR CONTENTS  
21 SHALL BE KEPT CONFIDENTIAL BY AN ASSESSOR, A TREASURER, THE  
22 ADMINISTRATOR, THE STATE TREASURER, OR THE STATE AUDITOR; EXCEPT  
23 THAT SAID PERSONS MAY PROVIDE THE REPORTS TO EACH OTHER AS  
24 REQUIRED OR AUTHORIZED BY LAW.

25 (10) **Reimbursement as refund of excess state revenues.**

26 (a) THE GENERAL ASSEMBLY HEREBY FINDS AND DECLARES THAT SECTION  
27 20 OF ARTICLE X OF THE STATE CONSTITUTION AUTHORIZES THE STATE TO



1 USE ANY REASONABLE METHOD TO MAKE REQUIRED REFUNDS OF EXCESS  
2 STATE REVENUES, AND THE PAYMENT BY THE STATE OF REIMBURSEMENT  
3 TO LOCAL GOVERNMENTAL ENTITIES FOR TOTAL PROPERTY TAX REVENUE  
4 LOST AS A RESULT OF THE CLASSIFICATION OF REAL PROPERTY AS  
5 QUALIFIED-SENIOR PRIMARY RESIDENCE REAL PROPERTY, WHICH  
6 CLASSIFICATION DIRECTLY REDUCES THE TAX LIABILITY OF TAXPAYING  
7 COLORADO RESIDENTS THROUGHOUT THE STATE, IS A REASONABLE  
8 METHOD OF MAKING SUCH REFUNDS.

9 (b) FOR ANY STATE FISCAL YEAR COMMENCING ON OR AFTER JULY  
10 1, 2024, FOR WHICH STATE REVENUES, AS DEFINED IN SECTION  
11 24-77-103.6 (6)(c), EXCEED THE EXCESS STATE REVENUES CAP, AS  
12 DEFINED IN SECTION 24-77-103.6 (6)(b)(I)(C) OR (6)(b)(I)(D), AND ARE  
13 REQUIRED TO BE REFUNDED IN ACCORDANCE WITH SECTION 20 OF ARTICLE  
14 X OF THE STATE CONSTITUTION, THE LESSER OF ALL REIMBURSEMENT PAID  
15 BY THE STATE TREASURER TO EACH TREASURER AS REQUIRED BY  
16 SUBSECTION (9)(c) OF THIS SECTION FOR THE PROPERTY TAX YEAR THAT  
17 COMMENCED DURING THE STATE FISCAL YEAR OR AN AMOUNT OF SUCH  
18 REIMBURSEMENT EQUAL TO THE AMOUNT OF SUCH EXCESS STATE  
19 REVENUES ABOVE THE AMOUNT OF SUCH EXCESS STATE REVENUES THAT  
20 ARE REQUIRED TO BE REFUNDED PURSUANT TO SECTION 39-3-209 IS A  
21 REFUND OF SUCH EXCESS STATE REVENUES.

22 **SECTION 5.** In Colorado Revised Statutes, 39-21-113, **amend**  
23 (24) as follows:

24 **39-21-113. Reports and returns - rule - repeal.**  
25 (24) Notwithstanding any other provision of this section, the executive  
26 director, after receiving from the property tax administrator a list of  
27 individuals who are EITHER claiming the property tax exemptions for

1 qualifying seniors and qualifying veterans with a disability allowed under  
2 part 2 of article 3 of this title 39 OR APPLYING FOR THE QUALIFIED-SENIOR  
3 PRIMARY RESIDENCE REAL PROPERTY CLASSIFICATION FOR THE PROPERTY  
4 DESCRIBED IN SECTION 39-1-104.6, shall provide to the property tax  
5 administrator information pertaining to the listed individuals, including  
6 their names, social security numbers, marital and income tax filing status,  
7 and residency status, needed by the administrator to verify that the  
8 exemption OR CLASSIFICATION is allowed only to applicants who satisfy  
9 legal requirements for claiming it. The administrator and the  
10 administrator's agents, clerks, and employees shall keep all information  
11 received from the executive director confidential, and any individual who  
12 fails to do so is guilty of a misdemeanor and subject to punishment as  
13 specified in subsection (6) of this section.

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