

Second Regular Session  
Seventy-fourth General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 24-1148.09 Pierce Lively x2059

SENATE BILL 24-233

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SENATE SPONSORSHIP

Hansen and Kirkmeyer, Pelton B., Fenberg, Priola

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Senate Committees

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A BILL FOR AN ACT

101 CONCERNING PROPERTY TAX.

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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>.)*

**Property tax revenue limit.** Beginning with the 2025 property tax year, **section 2** of the bill establishes a limit on specified property tax revenue for local governments (limit). This limit does not apply to local governments that are home rule local governments, school districts, have not received voter approval to exceed the statutory 5.5% property tax revenue limitation, or have not received voter approval to collect, retain, and spend revenue without regard to the limitations in section 20 of article X of the state constitution. The limit is equal to the local

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.

governmental entity's base year qualified property tax revenue increased by 5.5% for each year since the base year including the relevant property tax year. A local government may seek voter approval to waive the limit. A local governmental entity's base year is:

- For a local governmental entity that had qualified property tax revenue for the 2023 property tax year, the local governmental entity's qualified property tax revenue for the 2023 property tax year, plus any money the local governmental entity received from the state to compensate the local governmental entity for reduced property tax revenue in the 2023 property tax year;
- For a local governmental entity that did not have qualified property tax revenue for the 2023 property tax year, the local governmental entity's qualified property tax revenue for the first year that the local governmental entity has property tax revenue; and
- The local governmental entity's qualified property tax revenue for the most recent property tax year for which the local governmental entity's voters approved temporarily waiving the limit.

If a local government property tax revenue would otherwise exceed the limit, a local government shall establish a temporary property tax credit equal to the number of mills necessary to prevent the local government's property tax revenue from exceeding the limit.

**Commercial property valuation reductions.** Under current law, for commercial property, the valuation for assessment (valuation) is 29% of the actual value of the property. **Section 3** reduces the valuation of commercial property as follows:

- For property tax year 2024, the valuation is 27.9% of the amount equal to the actual value of the property minus the lesser of \$30,000 or the amount that causes the valuation for assessment of the property to be \$1,000 (alternate amount);
- For property tax year 2025, the valuation is 27% of the actual value of the property;
- For property tax year 2026, the valuation is 26% of the actual value of the property; and
- For property tax years commencing on or after January 1, 2027, the valuation is 25% of the actual value of the property.

**Residential real property valuation reductions.** For the 2024 property tax year, **section 4** makes 2 reductions to residential real property valuation by continuing the 2023 property tax year reductions to residential real property valuation:

- For multi-family residential real property, the bill reduces

the valuation from 6.8% of the actual value of the property to 6.7% of the amount equal to the actual value of the property minus the lesser of \$55,000 or the alternate amount; and

- For all other residential real property, the bill reduces the valuation from an estimated 7.06% of the actual value of the property to 6.7% of the amount equal to the actual value of the property minus the lesser of \$55,000 or the alternate amount.

**Section 5** makes a conforming amendment to the reduction for all other residential real property for the 2024 property tax year, as described in **section 4**.

For the 2025 property tax year, **section 4** modifies residential real property valuation so that the valuation for all residential real property is:

- For the purpose of a levy imposed by a school district, 7.15% of the actual value of the property; and
- For the purpose of a levy imposed by a local governmental entity that is not a school district, 6.7% of the actual value of the property.

For the 2026 property tax year and all future property tax years, property tax year and all future property tax years, **section 4** also reduces the valuation for all residential real property from 7.15% of the actual value of the property. For all residential real property, the valuation is:

- For the purpose of a levy imposed by a school district, the lesser of 7.15% of the actual value of the property or a percentage of the actual value of the property determined by the property tax administrator pursuant to **section 6**; and
- For the purpose of a levy imposed by a local governmental entity that is not a school district, 6.95% of the amount equal to the actual value of the property minus the lesser of 10% of the actual value of the property or \$70,000 as adjusted for inflation in the first year of each subsequent reassessment cycle.

**Adjustable residential real property valuation. Section 6** requires legislative council staff to notify the property tax administrator of the first year after 2026 in which the local share of total program is equal to or greater than 60% of the total program determined pursuant to the "Public School Finance Act" (act). For every property tax year after that year, the valuation for assessment for all residential real property, for the purpose of a levy imposed by a school district, is equal to the lesser of:

- 7.15% of the actual value of the property; or
- The percentage of the actual value of the property necessary for the local share of total program to equal 60% of the total program determined pursuant to the act, based

on the best available information when the property tax administrator determines the percentage of actual value.

**Reimbursement of local governments.** The state reimbursed local governmental entities for property tax revenue lost as a result of the reductions in valuation enacted in Senate Bill 22-238 and Senate Bill 23B-001. **Section 7** establishes a reimbursement mechanism for certain local governmental entities other than school districts to account for property tax revenue lost as a result of the reductions in valuation in the bill for the 2024 property tax year. The reimbursement mechanism requires the state to reimburse local governments in an amount equal to the decrease, if any, in assessed value between the 2022 and 2024 property tax years multiplied by the local governments' mill levy rate from the 2022 property tax year. **Section 7** creates a fund out of which the state makes the reimbursements and requires the state treasurer to transfer to the fund an amount equal to one percent of the amount appropriated for expenditure from the general fund for state fiscal year 2024-25. **Section 1** makes a corresponding reduction to the amount of the unrestricted general fund year-end balance that must be retained as a reserve for state fiscal year 2024-25.

**Property tax deferral program.** The existing property tax deferral program allows any person to defer the payment of the portion of real property taxes on the person's homestead that exceeds the tax-growth cap, which is an amount equal to the average of the person's real property taxes paid for the preceding 2 property tax years for the same homestead, increased by 4%. Beginning with the 2025 property tax year, **section 8** removes the 4% tax-growth cap. Accordingly, beginning with the 2025 property tax year, a person may defer the payment of the portion of real property taxes on the person's homestead that exceeds the average of the person's real property taxes paid for the preceding 2 property tax years for the same homestead.

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

2 **SECTION 1.** In Colorado Revised Statutes, 24-75-201.1, **amend**  
3 (1)(d)(XXII) and (1)(d)(XXIII); and **add** (1)(d)(XXIV) as follows:

4 **24-75-201.1. Restriction on state appropriations - legislative**  
5 **declaration - definitions.** (1) (d) For each fiscal year, unrestricted  
6 general fund year-end balances must be retained as a reserve in the  
7 following amounts:

8 (XXII) For the fiscal year 2021-22, thirteen and four-tenths

1 percent of the amount appropriated for expenditure from the general fund  
2 for that fiscal year; and

3 (XXIII) For the fiscal year 2022-23, ~~and each fiscal year~~  
4 ~~thereafter~~, fifteen percent of the amount appropriated for expenditure  
5 from the general fund for that fiscal year; AND

6 (XXIV) FOR THE FISCAL YEAR 2024-25 AND EACH FISCAL YEAR  
7 THEREAFTER, FOURTEEN PERCENT OF THE AMOUNT APPROPRIATED FOR  
8 EXPENDITURE FROM THE GENERAL FUND FOR THAT FISCAL YEAR.

9 **SECTION 2.** In Colorado Revised Statutes, **add** part 17 to article  
10 1 of title 29 as follows:

11 PART 17

12 PROPERTY TAX REVENUE LIMIT

13 **29-1-1701. Definitions.** AS USED IN THIS PART 17, UNLESS THE  
14 CONTEXT OTHERWISE REQUIRES:

15 (1) "LOCAL GOVERNMENTAL ENTITY" MEANS A GOVERNMENTAL  
16 ENTITY AUTHORIZED BY LAW TO IMPOSE AD VALOREM TAXES ON TAXABLE  
17 PROPERTY LOCATED WITHIN ITS TERRITORIAL LIMITS; EXCEPT THAT THE  
18 TERM EXCLUDES ANY:

19 (a) SCHOOL DISTRICT;

20 (b) COUNTY, CITY AND COUNTY, CITY, OR TOWN THAT HAS  
21 ADOPTED A HOME RULE CHARTER;

22 (c) LOCAL GOVERNMENT THAT IS SUBJECT TO AND HAS NOT  
23 RECEIVED VOTER APPROVAL TO EXCEED THE REVENUE LIMIT SET FORTH IN  
24 SECTION 29-1-301; AND

25 (d) LOCAL GOVERNMENT THAT DOES NOT HAVE VOTER APPROVAL  
26 TO COLLECT, RETAIN, AND SPEND, WITHOUT REGARD TO ANY SPENDING,  
27 REVENUE, OR OTHER LIMITATION CONTAINED WITHIN SECTION 20 OF

1 ARTICLE X OF THE STATE CONSTITUTION, ALL REVENUE FROM THE  
2 IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR  
3 SUBSEQUENT TO THE APPROVAL.

4 (2) "PROPERTY TAX LIMIT" MEANS THE ANNUAL LIMIT  
5 ESTABLISHED IN SECTION 29-1-1702 AND CALCULATED PURSUANT TO  
6 SECTION 29-1-1703 ON A LOCAL GOVERNMENTAL ENTITY'S PROPERTY TAX  
7 REVENUE.

8 (3) "QUALIFIED PROPERTY TAX REVENUE" MEANS A LOCAL  
9 GOVERNMENTAL ENTITY'S PROPERTY TAX REVENUE FOR A PROPERTY TAX  
10 YEAR EXCLUSIVE OF PROPERTY TAX REVENUE THAT IS FROM THE  
11 FOLLOWING SOURCES AND IS USED FOR THE FOLLOWING PURPOSES:

12 (a) PROPERTY TAX REVENUE FROM THE INCREASED VALUATION  
13 FOR ASSESSMENT WITHIN THE TAXING ENTITY FOR THE PRECEDING  
14 PROPERTY TAX YEAR THAT IS ATTRIBUTABLE TO NEW CONSTRUCTION AND  
15 PERSONAL PROPERTY CONNECTED THEREWITH, AS DEFINED BY THE  
16 PROPERTY TAX ADMINISTRATOR IN MANUALS PREPARED PURSUANT TO  
17 SECTION 39-2-109 (1)(e);

18 (b) PROPERTY TAX REVENUE FROM THE INCREASED VALUATION  
19 FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY  
20 TAX CLASSIFICATION OR TO THE ANNEXATION OR INCLUSION OF  
21 ADDITIONAL LAND, THE IMPROVEMENTS THEREON, AND PERSONAL  
22 PROPERTY CONNECTED THEREWITH WITHIN THE TAXING ENTITY FOR THE  
23 PRECEDING PROPERTY TAX YEAR;

24 (c) PROPERTY TAX REVENUE FOR PROPERTY THAT WAS OMITTED  
25 FROM THE ASSESSMENT ROLL IN THE PRECEDING PROPERTY TAX YEAR;

26 (d) PROPERTY TAX REVENUE ABATED OR REFUNDED BY THE LOCAL  
27 GOVERNMENTAL ENTITY DURING THE PROPERTY TAX YEAR;

1 (e) PROPERTY TAX REVENUE ATTRIBUTABLE TO PREVIOUSLY  
2 LEGALLY EXEMPT FEDERAL PROPERTY THAT BECOMES TAXABLE, IF SUCH  
3 PROPERTY CAUSES AN INCREASE IN THE LEVEL OF SERVICES PROVIDED BY  
4 THE LOCAL GOVERNMENTAL ENTITY;

5 (f) PROPERTY TAX REVENUE FROM PRODUCING MINES OR LANDS OR  
6 LEASEHOLDS PRODUCING OIL OR GAS;

7 (g) AN AMOUNT TO PROVIDE FOR THE PAYMENT OF BONDS AND THE  
8 INTEREST THEREON, OR FOR THE PAYMENT OF ANY OTHER CONTRACTUAL  
9 OBLIGATION THAT HAS BEEN APPROVED BY A MAJORITY OF THE LOCAL  
10 GOVERNMENTAL ENTITY'S VOTERS VOTING THEREON; AND

11 (h) PROPERTY TAX REVENUE ATTRIBUTABLE TO A LOCAL  
12 GOVERNMENTAL ENTITY INCREASING THE TOTAL NUMBER OF MILLS IT  
13 LEVIES UPON RECEIVING THE APPROVAL OF THE MAJORITY OF THE LOCAL  
14 GOVERNMENTAL ENTITY'S VOTERS FOR SUCH AN INCREASE IN AN ELECTION  
15 OCCURRING ON OR AFTER JANUARY 1, 2025.

16 **29-1-1702. Property tax limit imposition - temporary property**  
17 **tax credit - refund.** (1) FOR PROPERTY TAX YEARS COMMENCING ON AND  
18 AFTER JANUARY 1, 2025, A LOCAL GOVERNMENTAL ENTITY'S QUALIFIED  
19 PROPERTY TAX REVENUE FOR A PROPERTY TAX YEAR MUST NOT INCREASE  
20 BY MORE THAN THE PROPERTY TAX LIMIT.

21 (2) (a) TO PREVENT THE LOCAL GOVERNMENTAL ENTITY'S  
22 QUALIFIED PROPERTY TAX REVENUE FROM EXCEEDING THE PROPERTY TAX  
23 LIMIT, A LOCAL GOVERNMENTAL ENTITY'S GOVERNING BODY SHALL  
24 EITHER:

25 (I) ENACT A TEMPORARY PROPERTY TAX CREDIT THAT IS UP TO THE  
26 NUMBER OF MILLS NECESSARY TO PREVENT THE LOCAL GOVERNMENTAL  
27 ENTITY'S QUALIFIED PROPERTY TAX REVENUE FROM EXCEEDING THE

1 PROPERTY TAX LIMIT; OR

2 (II) TEMPORARILY REDUCE THE MILL LEVY IMPOSED BY THE LOCAL  
3 GOVERNMENT ENTITY.

4 (b) NEITHER A TEMPORARY PROPERTY TAX CREDIT ENACTED BY A  
5 LOCAL GOVERNMENTAL ENTITY PURSUANT TO SUBSECTION (2)(a)(I) OF  
6 THIS SECTION NOR A TEMPORARY REDUCTION BY A LOCAL GOVERNMENTAL  
7 ENTITY PURSUANT TO SUBSECTION (2)(a)(II) OF THIS SECTION OF THE MILL  
8 LEVY IMPOSED BY THE LOCAL GOVERNMENTAL ENTITY CHANGES THE  
9 UNDERLYING MILL LEVY IMPOSED BY A LOCAL GOVERNMENTAL ENTITY.  
10 THEREFORE, REDUCING OR ELIMINATING A TEMPORARY PROPERTY TAX  
11 CREDIT OR A TEMPORARY MILL LEVY REDUCTION DOES NOT REQUIRE PRIOR  
12 VOTER APPROVAL UNDER SECTION 20 (4)(a) OF ARTICLE X OF THE STATE  
13 CONSTITUTION.

14 (3) IF A LOCAL GOVERNMENTAL ENTITY'S QUALIFIED PROPERTY  
15 TAX REVENUE EXCEEDS THE PROPERTY TAX LIMIT FOR A PROPERTY TAX  
16 YEAR AND THE LOCAL GOVERNMENTAL ENTITY DOES NOT COMPLY WITH  
17 SUBSECTION (2) OF THIS SECTION, THEN THE LOCAL GOVERNMENTAL  
18 ENTITY SHALL REFUND ANY QUALIFIED PROPERTY TAX REVENUE IN EXCESS  
19 OF THE PROPERTY TAX LIMIT FOR THE PROPERTY TAX YEAR.

20 **29-1-1703. Property tax limit calculation - definition.** (1) A  
21 LOCAL GOVERNMENTAL ENTITY'S PROPERTY TAX LIMIT FOR A PROPERTY  
22 TAX YEAR IS EQUAL TO THE LOCAL GOVERNMENTAL ENTITY'S BASE YEAR  
23 QUALIFIED PROPERTY TAX REVENUE INCREASED FOR EACH YEAR SINCE THE  
24 BASE YEAR, INCLUDING THE RELEVANT PROPERTY TAX YEAR, BY FIVE AND  
25 ONE-HALF PERCENT.

26 (2) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
27 REQUIRES, "BASE YEAR" MEANS:



1 (a) EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (2)(b) OF  
2 THIS SECTION:

3 (I) FOR A LOCAL GOVERNMENTAL ENTITY THAT HAD QUALIFIED  
4 PROPERTY TAX REVENUE FOR THE PROPERTY TAX YEAR COMMENCING ON  
5 JANUARY 1, 2023, THE LOCAL GOVERNMENTAL ENTITY'S QUALIFIED  
6 PROPERTY TAX REVENUE FOR THE PROPERTY TAX YEAR COMMENCING ON  
7 JANUARY 1, 2023, PLUS ANY MONEY THAT THE LOCAL GOVERNMENTAL  
8 ENTITY RECEIVED PURSUANT TO SECTION 39-3-210; OR

9 (II) FOR A LOCAL GOVERNMENTAL ENTITY THAT DID NOT HAVE  
10 QUALIFIED PROPERTY TAX REVENUE FOR THE PROPERTY TAX YEAR  
11 COMMENCING ON JANUARY 1, 2023, THE LOCAL GOVERNMENTAL ENTITY'S  
12 QUALIFIED PROPERTY TAX REVENUE FOR THE FIRST YEAR THAT THE LOCAL  
13 GOVERNMENTAL ENTITY HAD PROPERTY TAX REVENUE; OR

14 (b) FOR A LOCAL GOVERNMENTAL ENTITY THAT TEMPORARILY  
15 WAIVES THE PROPERTY LIMIT PURSUANT TO SECTION 29-1-1704, THE  
16 LOCAL GOVERNMENTAL ENTITY'S QUALIFIED PROPERTY TAX REVENUE FOR  
17 THE MOST RECENT PROPERTY TAX YEAR FOR WHICH THE LOCAL  
18 GOVERNMENTAL ENTITY TEMPORARILY WAIVED THE PROPERTY LIMIT  
19 PURSUANT TO SECTION 29-1-1704.

20 **29-1-1704. Voter approval of property limit waiver.** A LOCAL  
21 GOVERNMENTAL ENTITY'S GOVERNING BODY MAY SUBMIT TO THE LOCAL  
22 GOVERNMENTAL ENTITY'S ELECTORS THE QUESTION OF WHETHER THE  
23 LOCAL GOVERNMENTAL ENTITY MAY WAIVE THE PROPERTY TAX LIMIT  
24 ESTABLISHED IN SECTION 29-1-1702 IN CONNECTION WITH A SINGLE  
25 PROPERTY TAX YEAR OR ALL FUTURE PROPERTY TAX YEARS. IF THE  
26 MAJORITY OF THE LOCAL GOVERNMENTAL ENTITY'S VOTERS VOTING  
27 THEREON APPROVE SUCH A REQUEST, THE LOCAL GOVERNMENTAL ENTITY

1 IS NOT SUBJECT TO THE PROPERTY TAX LIMIT ESTABLISHED IN SECTION  
2 29-1-1702 FOR THE PERIOD OF PROPERTY TAX YEARS FOR WHICH VOTERS  
3 APPROVED WAIVING THE PROPERTY TAX LIMIT.

4 **29-1-1705. Prior obligations not impaired - voter-approval of**  
5 **mill increases.** (1) NOTHING IN THIS PART 17 IMPAIRS THE OBLIGATIONS  
6 OF ANY BONDS, OR THE REFUNDING THEREOF, ISSUED BY A LOCAL  
7 GOVERNMENTAL ENTITY OR OTHERWISE INVALIDATES ANY SUCH BOND OR  
8 THE OBLIGATIONS OR REFUNDING THEREOF. AS ESTABLISHED IN SECTION  
9 29-1-1701 (3)(g), THE IMPOSITION OF A LEVY TO PROVIDE FOR THE  
10 PAYMENT OF BONDS AND THE INTEREST THEREON OR FOR THE PAYMENT OF  
11 ANY OTHER CONTRACTUAL OBLIGATION THAT HAS BEEN APPROVED BY A  
12 MAJORITY OF THE LOCAL GOVERNMENTAL ENTITY'S VOTERS VOTING  
13 THEREON IS NOT INCLUDED IN THE CALCULATION OF THE PROPERTY TAX  
14 LIMIT.

15 (2) NOTHING IN THIS PART 17 PREVENTS A LOCAL GOVERNMENTAL  
16 ENTITY FROM SUBMITTING TO THE LOCAL GOVERNMENTAL ENTITY'S  
17 ELECTORS THE QUESTION OF WHETHER TO INCREASE THE TOTAL NUMBER  
18 OF MILLS LEVIED BY THE LOCAL GOVERNMENTAL ENTITY AND, UPON A  
19 MAJORITY OF THE LOCAL GOVERNMENTAL ENTITY'S VOTERS VOTING TO  
20 APPROVE SUCH A REQUEST, INCREASING THE TOTAL NUMBER OF MILLS  
21 LEVIED BY THE LOCAL GOVERNMENTAL ENTITY ACCORDINGLY. AS  
22 ESTABLISHED IN SECTION 29-1-1701 (3)(h), PROPERTY TAX REVENUE  
23 ATTRIBUTABLE TO A LOCAL GOVERNMENTAL ENTITY INCREASING THE  
24 TOTAL NUMBER OF MILLS IT LEVIES UPON RECEIVING THE APPROVAL OF  
25 THE MAJORITY OF THE LOCAL GOVERNMENTAL ENTITY'S VOTERS FOR SUCH  
26 AN INCREASE IN AN ELECTION OCCURRING ON OR AFTER JANUARY 1, 2025,  
27 IS NOT INCLUDED IN THE CALCULATION OF THE PROPERTY TAX LIMIT. A

1 LOCAL GOVERNMENTAL ENTITY MAY ALSO SUBMIT TO THE LOCAL  
2 GOVERNMENT ENTITY'S ELECTORS THE QUESTION OF WHETHER TO  
3 INCREASE THE TOTAL NUMBER OF MILLS LEVIED BY THE LOCAL  
4 GOVERNMENTAL ENTITY IN SUCH A WAY THAT THE MILLS INCREASE TO  
5 MATCH THE LOCAL GOVERNMENTAL ENTITY'S PROPERTY TAX LIMIT  
6 ESTABLISHED PURSUANT TO SECTION 29-1-1702 AND, UPON A MAJORITY  
7 OF THE LOCAL GOVERNMENTAL ENTITY'S VOTERS VOTING TO APPROVE  
8 SUCH A REQUEST, INCREASING THE TOTAL NUMBER OF MILLS LEVIED BY  
9 THE LOCAL GOVERNMENTAL ENTITY ACCORDINGLY.

10 **SECTION 3.** In Colorado Revised Statutes, 39-1-104, **amend**  
11 (1.8)(b) introductory portion and (1.8)(c); and **add** (1.8)(b.5) as follows:

12 **39-1-104. Valuation for assessment - definitions.** (1.8) (b) The  
13 valuation for assessment of all nonresidential property that is not  
14 specified in subsection (1), ~~or~~ (1.8)(a), OR (1.8)(b.5) of this section is  
15 twenty-nine percent of the actual value thereof; except that, for the  
16 property tax year commencing on January 1, 2023, the valuation for  
17 assessment of this property is temporarily reduced to:

18 (b.5) THE VALUATION FOR ASSESSMENT FOR ALL PROPERTY LISTED  
19 BY THE ASSESSOR UNDER ANY IMPROVED COMMERCIAL SUBCLASS CODES  
20 IS:

21 (I) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1,  
22 2024, TEMPORARILY REDUCED TO TWENTY-SEVEN AND NINE-TENTHS  
23 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE PROPERTY  
24 MINUS THE LESSER OF THIRTY THOUSAND DOLLARS OR THE AMOUNT THAT  
25 CAUSES THE VALUATION FOR ASSESSMENT OF THE PROPERTY TO BE ONE  
26 THOUSAND DOLLARS;

27 (II) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1,

1 2025, TEMPORARILY REDUCED TO TWENTY-SEVEN PERCENT OF THE  
2 ACTUAL VALUE OF THE PROPERTY;

3 (III) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1,  
4 2026, TEMPORARILY REDUCED TO TWENTY-SIX PERCENT OF THE ACTUAL  
5 VALUE OF THE PROPERTY; AND

6 (IV) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER  
7 JANUARY 1, 2027, REDUCED TO TWENTY-FIVE PERCENT OF THE ACTUAL  
8 VALUE OF THE PROPERTY.

9 (c) The actual value of real and personal property specified in  
10 subsection (1.8)(a), ~~or~~ (1.8)(b), OR (1.8)(b.5) of this section is determined  
11 by the assessor and the administrator in the manner prescribed by law,  
12 and a valuation for assessment percentage is uniformly applied, without  
13 exception, to the actual value, so determined, of the various classes and  
14 subclasses of real and personal property located within the territorial  
15 limits of the authority levying a property tax, and all property taxes are  
16 levied against the aggregate valuation for assessment resulting from the  
17 application of the percentage.

18 **SECTION 4.** In Colorado Revised Statutes, 39-1-104.2, **amend**  
19 (1)(a), (1)(b), (3)(q), and (3)(r); and **add** (1)(c), (1)(d), (3)(s), and (3)(t)  
20 as follows:

21 **39-1-104.2. Residential real property - valuation for**  
22 **assessment - legislative declaration - definitions.** (1) As used in this  
23 section, unless the context otherwise requires:

24 (a) ~~"Multi-family residential real property" means residential real~~  
25 ~~property that is a duplex, triplex, or multi-structure of four or more units,~~  
26 ~~all of which are based on the class codes established in the manual~~  
27 ~~published by the administrator. Multi-family residential real property is~~

1 ~~a subclass of residential real property for purposes of the ratio of~~  
2 ~~valuation for assessment.~~ "INFLATION" MEANS THE ANNUAL PERCENTAGE  
3 CHANGE IN THE UNITED STATES DEPARTMENT OF LABOR'S BUREAU OF  
4 LABOR STATISTICS CONSUMER PRICE INDEX, OR A SUCCESSOR INDEX, FOR  
5 DENVER-AURORA-LAKEWOOD FOR ALL ITEMS PAID BY URBAN  
6 CONSUMERS.

7 (b) ~~"Target percentage" means the percentage of aggregate~~  
8 ~~statewide valuation for assessment represented by the valuation for~~  
9 ~~assessment which is attributable to residential real property in the year~~  
10 ~~immediately preceding the year in which a change in the level of value~~  
11 ~~occurs.~~ "LOCAL GOVERNMENTAL ENTITY" MEANS A GOVERNMENTAL  
12 ENTITY AUTHORIZED BY LAW TO IMPOSE AD VALOREM TAXES ON TAXABLE  
13 PROPERTY LOCATED WITHIN ITS TERRITORIAL LIMITS; EXCEPT THAT THE  
14 TERM EXCLUDES SCHOOL DISTRICTS.

15 (c) "MULTI-FAMILY RESIDENTIAL REAL PROPERTY" MEANS  
16 RESIDENTIAL REAL PROPERTY THAT IS A DUPLEX, TRIPLEX, OR  
17 MULTI-STRUCTURE OF FOUR OR MORE UNITS, ALL OF WHICH ARE BASED ON  
18 THE CLASS CODES ESTABLISHED IN THE MANUAL PUBLISHED BY THE  
19 ADMINISTRATOR. "MULTI-FAMILY RESIDENTIAL REAL PROPERTY" IS A  
20 SUBCLASS OF RESIDENTIAL REAL PROPERTY FOR PURPOSES OF THE RATIO  
21 OF VALUATION FOR ASSESSMENT.

22 (d) "TARGET PERCENTAGE" MEANS THE PERCENTAGE OF  
23 AGGREGATE STATEWIDE VALUATION FOR ASSESSMENT REPRESENTED BY  
24 THE VALUATION FOR ASSESSMENT WHICH IS ATTRIBUTABLE TO  
25 RESIDENTIAL REAL PROPERTY IN THE YEAR IMMEDIATELY PRECEDING THE  
26 YEAR IN WHICH A CHANGE IN THE LEVEL OF VALUE OCCURS.

27 (3) (q) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER

1 JANUARY 1, 2019, AND BEFORE JANUARY 1, 2025, the valuation for  
2 assessment for multi-family residential real property is 7.15 percent of the  
3 actual value of the property; ~~for property tax years commencing on or~~  
4 ~~after January 1, 2019~~; except that the valuation for assessment of this  
5 property is temporarily reduced as follows:

6 (I) For the property tax ~~years~~ YEAR commencing on January 1,  
7 2022, ~~and January 1, 2024~~, the valuation for assessment for multi-family  
8 residential real property is temporarily reduced to 6.8 percent of the actual  
9 value of the property; and

10 (II) For the property tax ~~year~~ YEARS commencing on January 1,  
11 2023, AND JANUARY 1, 2024, the valuation for assessment for  
12 multi-family residential real property is temporarily reduced to 6.7  
13 percent of the amount equal to the actual value of the property minus the  
14 lesser of fifty-five thousand dollars or the amount that causes the  
15 valuation for assessment of the property to be one thousand dollars.

16 (r) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER  
17 JANUARY 1, 2022, AND BEFORE JANUARY 1, 2025, the valuation for  
18 assessment for all residential real property other than multi-family  
19 residential real property is 7.15 percent of the actual value of the property;  
20 except that the valuation for assessment of this property is temporarily  
21 reduced as follows:

22 (I) For the property tax year commencing on January 1, 2022, the  
23 valuation for assessment for all residential real property other than  
24 multi-family residential real property is temporarily reduced to 6.95  
25 percent of the actual value of the property; AND

26 (II) For the property tax ~~year~~ YEARS commencing on January 1,  
27 2023, AND JANUARY 1, 2024, the ~~ratio of~~ valuation for assessment for all

1 residential real property other than multi-family residential real property  
2 is 6.7 percent of the amount equal to the actual value of the property  
3 minus the lesser of fifty-five thousand dollars or the amount that causes  
4 the valuation for assessment of the property to be one thousand dollars.  
5 and

6 (III) ~~For the property tax year commencing on January 1, 2024,~~  
7 ~~the ratio of valuation for assessment for all residential real property other~~  
8 ~~than multi-family residential real property is temporarily established as~~  
9 ~~the percentage calculated in accordance with section 39-1-104.4.~~

10 (s) (I) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY  
11 1, 2025, THE VALUATION FOR ALL RESIDENTIAL REAL PROPERTY IS:

12 (A) FOR THE PURPOSE OF A LEVY IMPOSED BY A LOCAL  
13 GOVERNMENTAL ENTITY, 6.7 PERCENT OF THE ACTUAL VALUE OF THE  
14 PROPERTY; AND

15 (B) FOR THE PURPOSE OF A LEVY IMPOSED BY A SCHOOL DISTRICT,  
16 7.15 PERCENT OF THE ACTUAL VALUE OF THE PROPERTY.

17 (II) IF IT IS ADMINISTRATIVELY INFEASIBLE TO CALCULATE TWO  
18 DIFFERENT VALUATIONS FOR ASSESSMENT FOR THE SAME PROPERTY BASED  
19 ON THE SAME ACTUAL VALUE, BUT WITH TWO DIFFERENT PERCENTAGES OF  
20 THAT ACTUAL VALUE, AN ASSESSOR MAY DETERMINE THE VALUE OF A  
21 PROPERTY UNDER SUBSECTION (3)(s)(I)(B) OF THIS SECTION BY  
22 CALCULATING 106.716418% OF AN AMOUNT EQUAL TO 6.7 PERCENT OF  
23 THE ACTUAL VALUE OF THE PROPERTY.

24 (t) (I) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER  
25 JANUARY 1, 2026, THE VALUATION FOR ASSESSMENT FOR ALL RESIDENTIAL  
26 REAL PROPERTY IS:

27 (A) FOR THE PURPOSE OF A LEVY IMPOSED BY A LOCAL

1 GOVERNMENTAL ENTITY, 6.95 PERCENT OF THE AMOUNT EQUAL TO THE  
2 ACTUAL VALUE OF THE PROPERTY MINUS THE LESSER OF TEN PERCENT OF  
3 THE ACTUAL VALUE OF THE PROPERTY OR SEVENTY THOUSAND DOLLARS  
4 AS INCREASED FOR INFLATION IN THE FIRST YEAR OF EACH SUBSEQUENT  
5 REASSESSMENT CYCLE; AND

6 (B) FOR THE PURPOSE OF A LEVY IMPOSED BY A SCHOOL DISTRICT,  
7 7.15 PERCENT OF THE AMOUNT EQUAL TO THE ACTUAL VALUE OF THE  
8 PROPERTY; EXCEPT THAT THE VALUATION FOR ASSESSMENT FOR THE  
9 PURPOSE OF A LEVY IMPOSED BY A SCHOOL DISTRICT MAY BE  
10 TEMPORARILY REDUCED FOR A PROPERTY TAX YEAR AS SET FORTH IN  
11 SECTION 39-1-104.6.

12 (II) FOR REASSESSMENT CYCLES COMMENCING ON OR AFTER  
13 JANUARY 1, 2027, THE PROPERTY TAX ADMINISTRATOR SHALL PUBLISH  
14 THE INFLATION ADJUSTED VALUE USED TO CALCULATE THE VALUATION  
15 FOR ASSESSMENT PURSUANT TO SUBSECTION (3)(t)(I)(A) OF THIS SECTION.

16 (III) THE GENERAL ASSEMBLY FINDS AND DECLARES THAT ANY  
17 MODIFICATION TO THE VALUATION FOR ASSESSMENT ESTABLISHED IN THIS  
18 SUBSECTION (3)(t) THAT WOULD RESULT IN A PROPERTY TAX INCREASE  
19 WOULD REQUIRE PRIOR VOTER APPROVAL UNDER SECTION 20 (4)(a) OF  
20 ARTICLE X OF THE STATE CONSTITUTION.

21 **SECTION 5.** In Colorado Revised Statutes, **repeal** 39-1-104.4 as  
22 follows:

23 **39-1-104.4. Adjustment of residential rate.** ~~(1) The valuation~~  
24 ~~for assessment for residential real property other than multi-family~~  
25 ~~residential real property for the property tax year commencing on January~~  
26 ~~1, 2024, is equal to the percentage necessary for the following to equal a~~  
27 ~~total of seven hundred million dollars:~~



1           ~~(a) The aggregate reduction of local government property tax~~  
2 ~~revenue during the property tax year commencing on January 1, 2023, as~~  
3 ~~a result of the changes made in Senate Bill 22-238, enacted in 2022,~~  
4 ~~exclusive of any changes made in Senate Bill 23B-001, enacted in 2023,~~  
5 ~~that reduced valuations for assessment set forth pursuant to sections~~  
6 ~~39-1-104 (1)(b) and (1.8)(b), 39-1-104.2 (3)(q)(II) and (3)(r)(II), and~~  
7 ~~39-3-104.3 (2); and~~

8           ~~(b) The aggregate reduction of local government property tax~~  
9 ~~revenue during the property tax year commencing on January 1, 2024, as~~  
10 ~~a result of the reduced valuations for assessment set forth pursuant to~~  
11 ~~sections 39-1-104 (1.8)(a) and 39-1-104.2 (3)(q)(I) and (3)(r)(III) for the~~  
12 ~~property tax year commencing on January 1, 2024.~~

13           ~~(2) On or before March 21, 2024, based on the information~~  
14 ~~available on that date, the property tax administrator shall submit a report~~  
15 ~~to the general assembly calculating the ratio of valuation for assessment~~  
16 ~~specified in subsection (1) of this section.~~

17           **SECTION 6.** In Colorado Revised Statutes, **add** 39-1-104.6 as  
18 follows:

19           **39-1-104.6. Total program balancing adjustment of residential**  
20 **rate - definitions.** (1) FOR QUALIFYING PROPERTY TAX YEARS, THE  
21 VALUATION FOR ASSESSMENT FOR ALL RESIDENTIAL REAL PROPERTY, FOR  
22 THE PURPOSE OF A LEVY IMPOSED BY A SCHOOL DISTRICT, IS EQUAL TO THE  
23 LESSER OF:

24           (a) SEVEN AND FIFTEEN HUNDREDTHS PERCENT OF THE ACTUAL  
25 VALUE OF THE PROPERTY; OR

26           (b) THE PERCENTAGE OF THE ACTUAL VALUE OF THE PROPERTY  
27 NECESSARY FOR THE LOCAL SHARE OF TOTAL PROGRAM TO EQUAL SIXTY

1 PERCENT OF THE TOTAL PROGRAM DETERMINED PURSUANT TO ARTICLE 54  
2 OF TITLE 22 FOR THE SCHOOL DISTRICT BUDGET YEAR DURING WHICH THE  
3 QUALIFYING PROPERTY TAX YEAR BEGINS, BASED ON THE BEST AVAILABLE  
4 INFORMATION WHEN THE PROPERTY TAX ADMINISTRATOR DETERMINES  
5 THE PERCENTAGE OF ACTUAL VALUE.

6 (2) (a) LEGISLATIVE COUNCIL STAFF SHALL NOTIFY THE PROPERTY  
7 TAX ADMINISTRATOR OF THE FIRST YEAR AFTER 2026 IN WHICH THE LOCAL  
8 SHARE OF TOTAL PROGRAM IS EQUAL TO OR GREATER THAN SIXTY PERCENT  
9 OF THE TOTAL PROGRAM DETERMINED PURSUANT TO ARTICLE 54 OF TITLE  
10 22.

11 (b) NO LATER THAN THREE BUSINESS DAYS AFTER THE ANNUAL  
12 "PUBLIC SCHOOL FINANCE ACT", ARTICLE 54 OF TITLE 22, BECOMES LAW,  
13 LEGISLATIVE COUNCIL STAFF SHALL PROVIDE THE PROPERTY TAX  
14 ADMINISTRATOR WITH THE INFORMATION NECESSARY TO CALCULATE THE  
15 BALANCING PERCENTAGE FOR A QUALIFYING PROPERTY TAX YEAR.

16 (c) NO LATER TWO WEEKS AFTER RECEIVING THE INFORMATION  
17 PROVIDED BY LEGISLATIVE COUNCIL STAFF PURSUANT TO SUBSECTION (2)  
18 OF THIS SECTION, THE PROPERTY TAX ADMINISTRATOR SHALL SUBMIT A  
19 REPORT TO THE GENERAL ASSEMBLY THAT CALCULATES THE BALANCING  
20 PERCENTAGE.

21 (3) IF THE BALANCING PERCENTAGE IS LOWER THAN SEVEN AND  
22 FIFTEEN HUNDREDTHS PERCENT, THEN FOR THAT PROPERTY TAX YEAR, THE  
23 VALUATION FOR ASSESSMENT FOR RESIDENTIAL REAL PROPERTY, FOR THE  
24 PURPOSE OF A LEVY IMPOSED BY A SCHOOL DISTRICT, IS TEMPORARILY  
25 REDUCED IN ACCORDANCE WITH SUBSECTION (1)(b) OF THIS SECTION. THE  
26 VALUATION FOR ASSESSMENT FOR THIS PROPERTY IS SEVEN AND FIFTEEN  
27 HUNDREDTHS PERCENT OF THE ACTUAL VALUE OF THE PROPERTY FOR THE

1 NEXT PROPERTY TAX YEAR, BUT THE VALUATION FOR ASSESSMENT MAY BE  
2 REDUCED AGAIN FOR THAT PROPERTY TAX YEAR IN ACCORDANCE WITH  
3 SUBSECTION (1)(b) OF THIS SECTION.

4 (4) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
5 REQUIRES:

6 (a) "BALANCING PERCENTAGE" MEANS THE PERCENTAGE OF THE  
7 ACTUAL VALUE OF ALL RESIDENTIAL REAL PROPERTY DESCRIBED IN  
8 SUBSECTION (1)(b) OF THIS SECTION.

9 (b) "QUALIFYING PROPERTY TAX YEAR" MEANS A PROPERTY TAX  
10 YEAR COMMENCING AFTER LEGISLATIVE COUNCIL STAFF HAS PROVIDED  
11 THE PROPERTY TAX ADMINISTRATOR WITH THE NOTICE DESCRIBED IN  
12 SUBSECTION (2) OF THIS SECTION.

13 **SECTION 7.** In Colorado Revised Statutes, **add** 39-3-211 as  
14 follows:

15 **39-3-211. Reporting of assessed value reductions -**  
16 **reimbursement of local governmental entities - local governmental**  
17 **entity backfill cash fund - creation - legislative declaration -**  
18 **definitions - repeal.** (1) THE GENERAL ASSEMBLY FINDS AND DECLARES  
19 THAT:

20 (a) MOST SCHOOL DISTRICTS RELY ON A COMBINATION OF STATE  
21 AND LOCAL SOURCES OF REVENUE TO PAY FOR TOTAL PROGRAM FUNDING;

22 (b) STATE REVENUE MAKES UP THE DIFFERENCE BETWEEN THE  
23 FULL AMOUNT OF A SCHOOL DISTRICT'S TOTAL PROGRAM FUNDING AND  
24 THE AMOUNT OF A SCHOOL DISTRICT'S TOTAL PROGRAM FUNDING THAT  
25 THE SCHOOL DISTRICT PAYS FOR WITH ITS PROPERTY TAX REVENUE;

26 (c) THE AMOUNT OF STATE REVENUE NECESSARY TO MAKE UP THE  
27 DIFFERENCE BETWEEN THE FULL AMOUNT OF A SCHOOL DISTRICT'S TOTAL

1 PROGRAM FUNDING AND THE AMOUNT OF A SCHOOL DISTRICT'S TOTAL  
2 PROGRAM FUNDING THAT THE SCHOOL DISTRICT PAYS FOR WITH ITS  
3 PROPERTY TAX REVENUE IS ANNUALLY DETERMINED BY THE GENERAL  
4 ASSEMBLY IN THE ANNUAL "PUBLIC SCHOOL FINANCE ACT", ARTICLE 54  
5 OF TITLE 22.

6 (d) THEREFORE, IT IS THE GENERAL ASSEMBLY'S EXPECTATION AND  
7 INTENT THAT, ALTHOUGH SCHOOL DISTRICT PROPERTY TAX REVENUE IS  
8 REDUCED BY THIS SENATE BILL 24-\_\_\_\_\_, THE GENERAL ASSEMBLY WILL  
9 INCREASE THE AMOUNT OF STATE REVENUE THAT IT ANNUALLY  
10 DISTRIBUTES TO SCHOOL DISTRICTS IN ORDER TO MAINTAIN OR INCREASE  
11 SCHOOL DISTRICT TOTAL PROGRAM FUNDING; AND

12 (e) THE GENERAL ASSEMBLY WILL REIMBURSE LOCAL  
13 GOVERNMENTAL ENTITIES THAT RELY ON PROPERTY TAX REVENUE OTHER  
14 THAN SCHOOL DISTRICTS, AT LEAST IN PART, THROUGH THE  
15 REIMBURSEMENT DESCRIBED IN THIS SECTION.

16 (2) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
17 REQUIRES:

18 (a) "COUNTY" INCLUDES A CITY AND COUNTY.

19 (b) "FUND" MEANS THE LOCAL GOVERNMENTAL ENTITY BACKFILL  
20 CASH FUND CREATED IN SUBSECTION (7)(a) OF THIS SECTION.

21 (c) "LOCAL GOVERNMENTAL ENTITY" MEANS A GOVERNMENTAL  
22 ENTITY AUTHORIZED BY LAW TO IMPOSE AD VALOREM TAXES ON TAXABLE  
23 PROPERTY LOCATED WITHIN ITS TERRITORIAL LIMITS; EXCEPT THAT THE  
24 TERM EXCLUDES SCHOOL DISTRICTS.

25 (3) FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1,  
26 2024, EACH ASSESSOR SHALL:

27 (a) CALCULATE THE DECREASE, IF ANY, IN THE TOTAL ASSESSED

1 VALUE OF REAL PROPERTY FOR EACH LOCAL GOVERNMENTAL ENTITY  
2 WITHIN THE ASSESSOR'S COUNTY BETWEEN THE PROPERTY TAX YEAR  
3 COMMENCING ON JANUARY 1, 2022, AND THE PROPERTY TAX YEAR  
4 COMMENCING ON JANUARY 1, 2024; AND

5 (b) DETERMINE EACH LOCAL GOVERNMENTAL ENTITY'S MILL LEVY  
6 FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2022,  
7 EXCLUDING ANY MILLS LEVIED TO PROVIDE FOR THE PAYMENT OF BONDS  
8 AND INTEREST THEREON OR FOR THE PAYMENT OF ANY OTHER  
9 CONTRACTUAL OBLIGATION THAT HAS BEEN APPROVED BY A MAJORITY OF  
10 THE LOCAL GOVERNMENTAL ENTITY'S VOTERS VOTING THEREON.

11 (4) NO LATER THAN MARCH 1, 2025, AN ASSESSOR SHALL REPORT  
12 THE AMOUNTS CALCULATED PURSUANT TO SUBSECTION (3)(a) OF THIS  
13 SECTION, AS APPLICABLE, THE BASIS FOR THE AMOUNTS, AND THE MILL  
14 LEVIES DETERMINED PURSUANT TO SUBSECTION (3)(b) OF THIS SECTION TO  
15 THE ADMINISTRATOR. THE ADMINISTRATOR MAY REQUIRE AN ASSESSOR  
16 TO PROVIDE ADDITIONAL INFORMATION AS NECESSARY TO EVALUATE THE  
17 ACCURACY OF THE AMOUNTS REPORTED. THE ADMINISTRATOR SHALL  
18 CONFIRM THAT THE REPORTED AMOUNTS ARE CORRECT OR RECTIFY THE  
19 AMOUNTS IF NECESSARY. THE ADMINISTRATOR SHALL THEN FORWARD THE  
20 CORRECT AMOUNTS FOR A COUNTY TO THE STATE TREASURER TO ENABLE  
21 THE STATE TREASURER TO ISSUE A REIMBURSEMENT WARRANT TO A  
22 TREASURER IN ACCORDANCE WITH SUBSECTION (5) OF THIS SECTION.

23 (5) (a) NO LATER THAN APRIL 15, 2025, THE STATE TREASURER  
24 SHALL ISSUE A WARRANT, TO BE PAID UPON DEMAND FROM THE FUND, TO  
25 EACH TREASURER THAT IS EQUAL TO THE TOTAL REIMBURSEMENT  
26 AMOUNTS SET FORTH IN SUBSECTION (6) OF THIS SECTION FOR ALL LOCAL  
27 GOVERNMENTAL ENTITIES WITHIN THE TREASURER'S COUNTY.

1           (b) EACH TREASURER SHALL DISTRIBUTE THE TOTAL AMOUNT  
2 RECEIVED FROM THE STATE TREASURER TO THE LOCAL GOVERNMENTAL  
3 ENTITIES, EXCLUDING SCHOOL DISTRICTS, WITHIN THE TREASURER'S  
4 COUNTY AS IF THE AMOUNT HAD BEEN REGULARLY PAID AS PROPERTY TAX  
5 SO THAT THE LOCAL GOVERNMENTAL ENTITIES RECEIVE THE AMOUNTS  
6 DETERMINED PURSUANT TO SUBSECTION (6) OF THIS SECTION. WHEN  
7 DISTRIBUTING THE TOTAL AMOUNT RECEIVED FROM THE STATE  
8 TREASURER, EACH TREASURER SHALL PROVIDE EACH LOCAL  
9 GOVERNMENTAL ENTITY WITH A STATEMENT OF THE AMOUNT  
10 DISTRIBUTED TO THE LOCAL GOVERNMENTAL ENTITY THAT REPRESENTS  
11 THE REIMBURSEMENT RECEIVED UNDER SUBSECTION (6) OF THIS SECTION.

12           (6) (a) FOR EACH LOCAL GOVERNMENTAL ENTITY THAT HAD A  
13 DECREASE IN TOTAL ASSESSED VALUE OF REAL PROPERTY FROM THE  
14 PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2022, TO THE  
15 PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2024, THE AMOUNT OF  
16 REIMBURSEMENT IS AN AMOUNT EQUAL TO THAT DECREASE IN TOTAL  
17 ASSESSED VALUE MULTIPLIED BY THE LOCAL GOVERNMENTAL ENTITY'S  
18 MILL LEVY FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1,  
19 2022, EXCLUDING ANY MILLS LEVIED TO PROVIDE FOR THE PAYMENT OF  
20 BONDS AND INTEREST THEREON OR FOR THE PAYMENT OF ANY OTHER  
21 CONTRACTUAL OBLIGATION THAT HAS BEEN APPROVED BY A MAJORITY OF  
22 THE LOCAL GOVERNMENTAL ENTITY'S VOTERS VOTING THEREON.

23           (b) THE REIMBURSEMENT AMOUNTS SET FORTH IN THIS SECTION  
24 ARE BASED ON THE AMOUNTS THAT THE ADMINISTRATOR REPORTS TO THE  
25 TREASURER IN ACCORDANCE WITH SUBSECTION (4) OF THIS SECTION.

26           (7) (a) THE LOCAL GOVERNMENTAL ENTITY BACKFILL CASH FUND  
27 IS HEREBY CREATED IN THE STATE TREASURY. THE FUND CONSISTS OF

1 MONEY TRANSFERRED TO THE FUND IN ACCORDANCE WITH SUBSECTION  
2 (7)(b) OF THIS SECTION. THE STATE TREASURER SHALL CREDIT ALL  
3 INTEREST AND INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT OF  
4 MONEY IN THE LOCAL GOVERNMENTAL ENTITY BACKFILL CASH FUND TO  
5 THE FUND.

6 (b) ON APRIL 1, 2025, THE STATE TREASURER SHALL TRANSFER  
7 FROM THE GENERAL FUND TO THE FUND AN AMOUNT EQUAL TO ONE  
8 PERCENT OF THE AMOUNT APPROPRIATED FOR EXPENDITURE FROM THE  
9 GENERAL FUND FOR STATE FISCAL YEAR 2024-25.

10 (c) THE MONEY IN THE FUND IS AVAILABLE FOR THE STATE  
11 TREASURER TO PAY THE WARRANTS REQUIRED TO BE ISSUED IN  
12 ACCORDANCE WITH SUBSECTION (5) OF THIS SECTION.

13 (d) AFTER ISSUING EVERY WARRANT REQUIRED PURSUANT TO  
14 SUBSECTION (5) OF THIS SECTION, THE STATE TREASURER SHALL CREDIT  
15 ANY UNEXPENDED AND UNENCUMBERED MONEY REMAINING IN THE FUND  
16 AT THE END OF A FISCAL YEAR TO THE GENERAL FUND.

17 (8) THIS SECTION IS REPEALED, EFFECTIVE JULY 1, 2026.

18 **SECTION 8.** In Colorado Revised Statutes, 39-3.5-101, **amend**  
19 (3.5) as follows:

20 **39-3.5-101. Definitions.** As used in this article 3.5, unless the  
21 context otherwise requires:

22 (3.5) "Tax-growth cap" means:

23 (a) FOR PROPERTY TAX YEARS COMMENCING BEFORE JANUARY 1,  
24 2025, an amount equal to the average of a person's real property taxes  
25 paid on the same homestead for the two property tax years preceding the  
26 year a deferral is claimed, increased by four percent; AND

27 (b) FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER

1 JANUARY 1, 2025, AN AMOUNT EQUAL TO THE AVERAGE OF A PERSON'S  
2 REAL PROPERTY TAXES PAID ON THE SAME HOMESTEAD FOR THE TWO  
3 PROPERTY TAX YEARS PRECEDING THE YEAR A DEFERRAL IS CLAIMED.

4 **SECTION 9. Safety clause.** The general assembly finds,  
5 determines, and declares that this act is necessary for the immediate  
6 preservation of the public peace, health, or safety or for appropriations for  
7 the support and maintenance of the departments of the state and state  
8 institutions.