

First Extraordinary Session  
Seventy-fourth General Assembly  
STATE OF COLORADO

**BILLPAPER**

LLS NO. 23B-0003.01 Jason Gelender x4330

**HOUSE BILL**

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**HOUSE SPONSORSHIP**

**Ortiz and Weinberg**, Lieder

**SENATE SPONSORSHIP**

(None),

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**House Committees**

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING THE PROVISION OF PROPERTY TAX RELIEF FOR THE 2023**  
102           **PROPERTY TAX YEAR THROUGH A ONE-YEAR INCREASE IN THE**  
103           **MAXIMUM AMOUNT OF EXISTING HOMESTEAD PROPERTY TAX**  
104           **EXEMPTIONS, AND, IN CONNECTION THEREWITH, INCREASING BY**  
105           **A SPECIFIED AMOUNT THE MAXIMUM AMOUNT OF ACTUAL**  
106           **VALUE OF THE OWNER-OCCUPIED PRIMARY RESIDENCE OF A**  
107           **QUALIFYING SENIOR, VETERAN WITH A DISABILITY, OR**  
108           **SURVIVING SPOUSE OF SUCH A VETERAN OF WHICH FIFTY**  
109           **PERCENT IS EXEMPT.**

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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*

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.*

*applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

For the 2023 property tax year, the bill increases the maximum amount of actual value of the owner-occupied residence of a qualifying senior, veteran with a disability, or surviving spouse of a veteran with a disability that is exempt from property taxation from \$200,000 to \$325,000.

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

2           **SECTION 1.** In Colorado Revised Statutes, 39-3-203, **amend** (1)  
3 introductory portion, (1.5)(a) introductory portion, and (1.5)(a.5) as  
4 follows:

5           **39-3-203. Property tax exemption - qualifications.** (1) For the  
6 property tax year commencing January 1, 2002, for property tax years  
7 commencing on or after January 1, 2006, but before January 1, 2009, ~~and~~  
8 for property tax years commencing on or after January 1, 2012, BUT  
9 BEFORE JANUARY 1, 2023, AND FOR PROPERTY TAX YEARS COMMENCING  
10 ON OR AFTER JANUARY 1, 2024, fifty percent of the first two hundred  
11 thousand dollars of actual value of residential real property that as of the  
12 assessment date is owner-occupied and is used as the primary residence  
13 of the owner-occupier ~~shall be~~ IS exempt from taxation; ~~and~~ for property  
14 tax years commencing on or after January 1, 2003, but before January 1,  
15 2006, and on or after January 1, 2009, but before January 1, 2012, fifty  
16 percent of zero dollars of actual value of residential real property that as  
17 of the assessment date is owner-occupied and is used as the primary  
18 residence of the owner-occupier ~~shall be~~ IS exempt from taxation; AND  
19 FOR THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, FIFTY  
20 PERCENT OF THE FIRST THREE HUNDRED TWENTY-FIVE THOUSAND  
21 DOLLARS OF ACTUAL VALUE OF RESIDENTIAL REAL PROPERTY THAT AS OF

1 THE ASSESSMENT DATE IS OWNER-OCCUPIED AND IS USED AS THE PRIMARY  
2 RESIDENCE OF THE OWNER-OCCUPIER IS EXEMPT FROM TAXATION if:

3 (1.5) (a) For property tax years commencing on or after January  
4 1, 2007, BUT BEFORE JANUARY 1, 2023, AND FOR PROPERTY TAX YEARS  
5 COMMENCING ON OR AFTER JANUARY 1, 2024, fifty percent of the first two  
6 hundred thousand dollars of actual value of residential real property that  
7 as of the assessment date is owner-occupied and is used as the primary  
8 residence of an owner-occupier who is a qualifying veteran with a  
9 disability ~~shall be~~ IS exempt from taxation, AND FOR THE PROPERTY TAX  
10 YEAR COMMENCING ON JANUARY 1, 2023, FIFTY PERCENT OF THE FIRST  
11 THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS OF ACTUAL VALUE OF  
12 RESIDENTIAL REAL PROPERTY THAT AS OF THE ASSESSMENT DATE IS  
13 OWNER-OCCUPIED AND IS USED AS THE PRIMARY RESIDENCE OF AN  
14 OWNER-OCCUPIER WHO IS A QUALIFYING VETERAN WITH A DISABILITY IS  
15 EXEMPT FROM TAXATION if:

16 (a.5) For property tax years commencing on or after January 1,  
17 2015, BUT BEFORE JANUARY 1, 2023, AND FOR PROPERTY TAX YEARS  
18 COMMENCING ON OR AFTER JANUARY 1, 2024, fifty percent of the first two  
19 hundred thousand dollars of actual value of residential real property that  
20 as of the assessment date is owner-occupied and is used as the primary  
21 residence of an owner-occupier who is the surviving spouse of a  
22 qualifying veteran with a disability who previously received an exemption  
23 under subsection (1.5)(a) of this section is exempt from taxation, AND FOR  
24 THE PROPERTY TAX YEAR COMMENCING ON JANUARY 1, 2023, FIFTY  
25 PERCENT OF THE FIRST THREE HUNDRED TWENTY-FIVE THOUSAND  
26 DOLLARS OF ACTUAL VALUE OF RESIDENTIAL REAL PROPERTY THAT AS OF  
27 THE ASSESSMENT DATE IS OWNER-OCCUPIED AND IS USED AS THE PRIMARY

1 RESIDENCE OF AN OWNER-OCCUPIER WHO IS THE SURVIVING SPOUSE OF A  
2 QUALIFYING VETERAN WITH A DISABILITY WHO PREVIOUSLY RECEIVED AN  
3 EXEMPTION UNDER SUBSECTION (1.5)(a) OF THIS SECTION IS EXEMPT FROM  
4 TAXATION.

5 **SECTION 2. Safety clause.** The general assembly finds,  
6 determines, and declares that this act is necessary for the immediate  
7 preservation of the public peace, health, or safety or for appropriations for  
8 the support and maintenance of the departments of the state and state  
9 institutions.