

Commission on Property Tax
Public Engagement Meeting - Denver, CO at Metropolitan State University
Meeting Minutes

Tuesday, February 20th 2024

5:30 p.m. to 7:00 p.m.

Zoom Recording:

https://keystone-org.zoom.us/rec/share/3Eb3_pxmlq7psaaaYV91FrImwrLc5-zDagRUnWLWwKsi4sopXCZJjeYOedvdm4pQ.1z1ZMOw24tnNGOBT

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5:30 PM: Commission Chair Senator Chris Hansen provided opening remarks. Renny Fagan introduced the Keystone Policy Center. He also electronically polled the attendees to gather demographics and affiliations. Polling results are captured in Addendum A. Afterwards, he displayed a powerpoint to provide background of the Commission, including its guiding principles.

5:49 PM: Trace Faust facilitated a conversation about the challenges around property tax. Attendees voiced challenges with understanding mills, confusion around special districts and metro districts, lack of property tax caps, civic education, unpredictability, taxes driving out people and small businesses, zoning, civic education pertaining to allocation of tax dollars, approving taxes on the ballot, seniors on a fixed income, folks with disabilities, and homeowners who cannot afford payments. There was a conversation about the difference between special districts and metro districts.

6:25 PM: R. Fagan facilitated a conversation about solutions around property tax. Attendees voiced smoothing, predicting increases, homestead exemption, standard assessment rates, recalibrate district mill levies, land value tax, restoring caps, an ability to petition local governments on ballot measures, monthly payments, homestead portability, and deferrals. There were comments about short term rentals, assessment rates, unincorporated special districts, homestead portability, and an inability to hold back house prices. Participant input, both online and in person, is captured in Addendum B.

7:27 PM: R. Fagan thanked the group for sharing their input; he also outlined how the input will be used and asked for further comments in the electronic survey.

[Addendum A](#)- Mentimeter Results

[Addendum B](#)- Participant Input

Property Tax Commission Attendance:

JoAnn Groff (online)

Ann Terry (online)

Brenda Dones (online)

Andry Kerr (online)

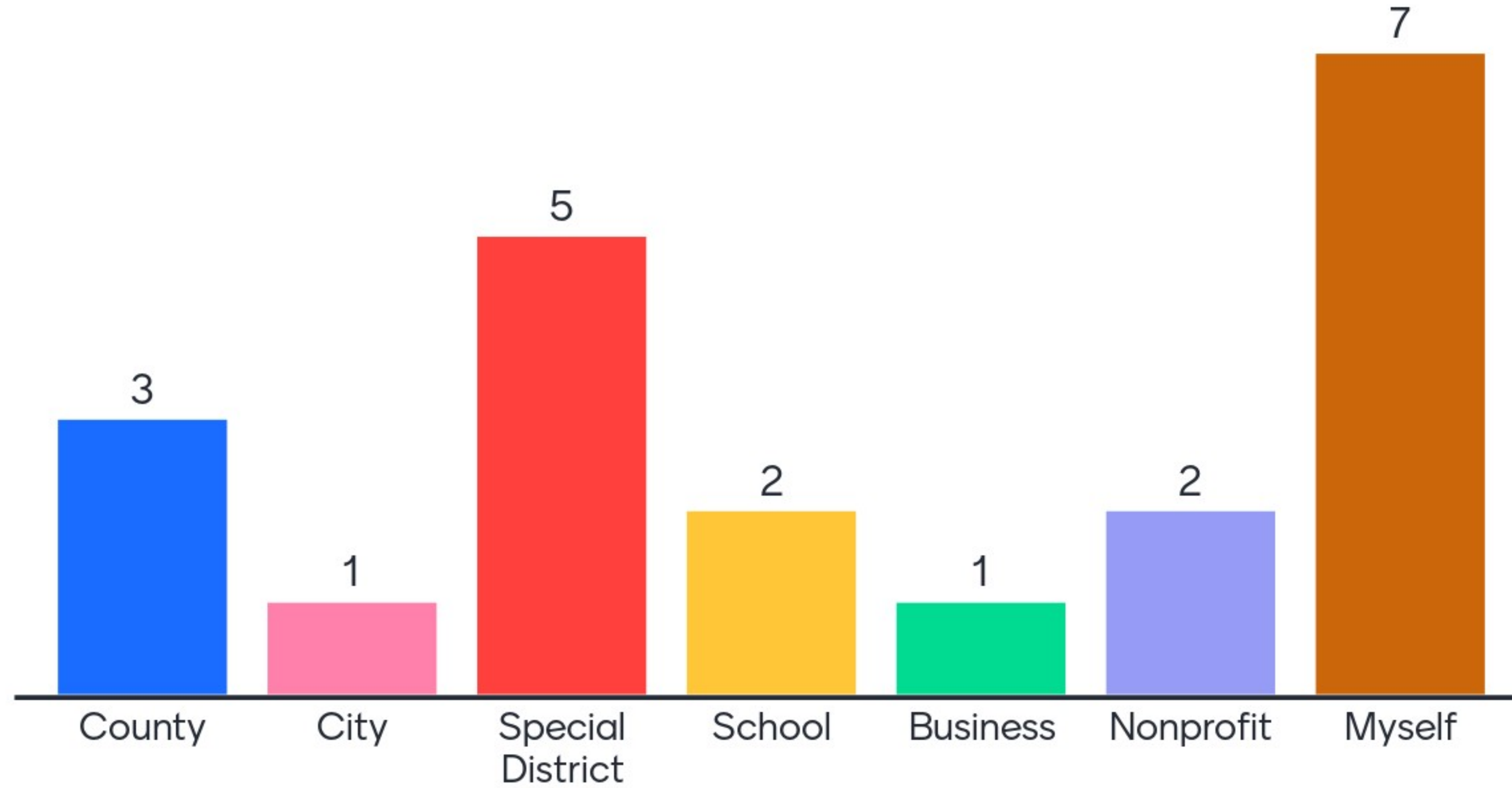
Lori Laske (online)

What county do you live in?

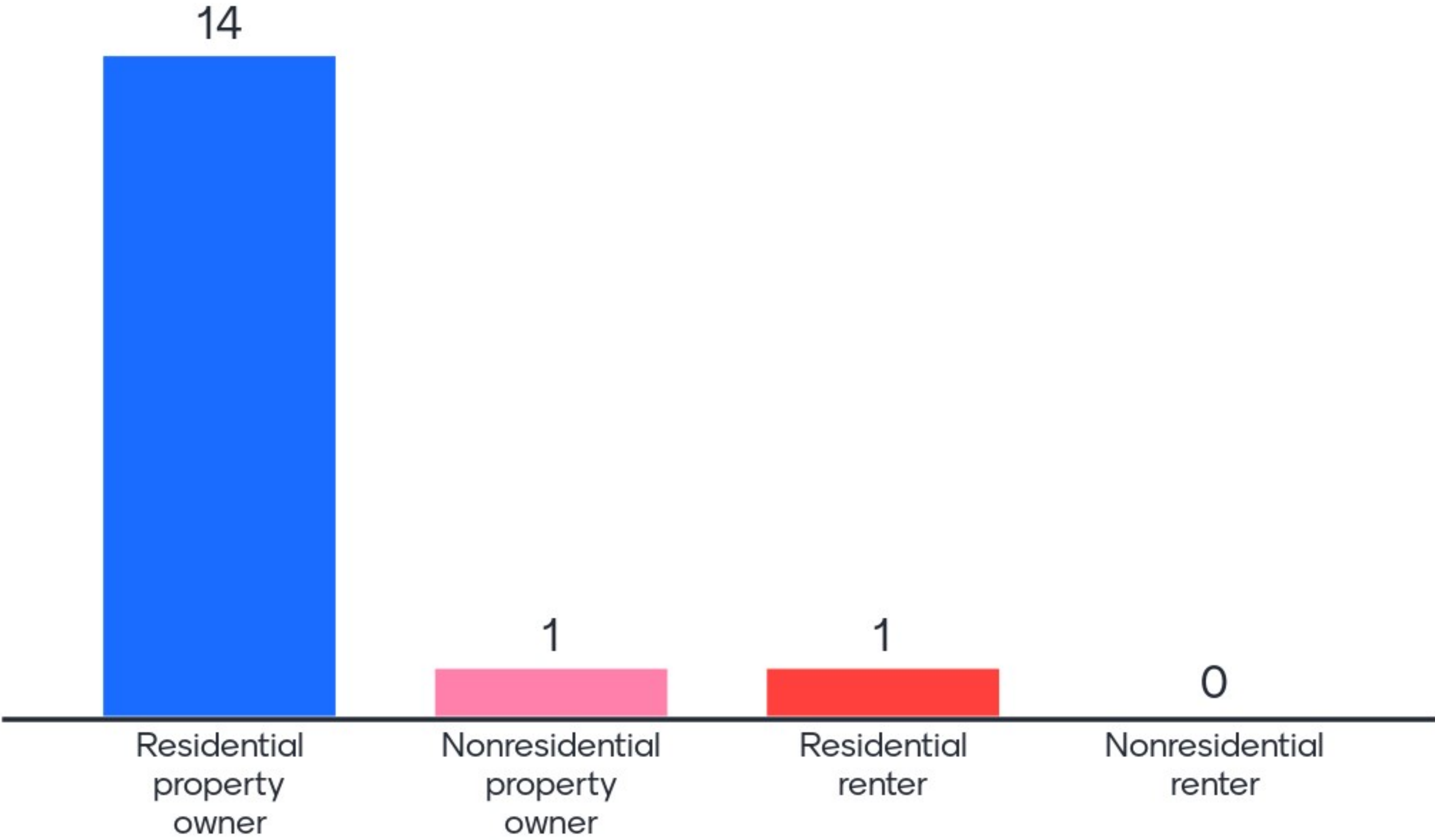
17 responses



I am here for:



Select all that apply



COUNTIES What are your suggested solutions?

What's your unique challenge? What are your top priorities you'd like the Commission to be considering as they look at recommendations?

Local control is top priority

Communication of clear info to tax payers. Simple graphics- how much value are we getting.

stable revenue for previously provide/expected services

There needs to be a cap each year on how much the property taxes can be increased. What the government did to us for 2023 taxes and future years is unacceptable.

Voters should always be able to vote for the tax rates and increases, not the government. Put the tax increases on the ballot and let us vote yes or no.

We need to make sure that Counties can maintain a proper level of revenue to continue to provide services

How homeowners will afford their mortgage when it is going to increase substantially each month.

stable revenue to improve/increase services

Don't hurt special districts that rely on property taxes to provide key services in their communities.

Homestead portability

The solutions is only political voters over last 10-20 years have elected representatives who told the voters they wanted to expand the mission to each level of govt.

We need to be able to appropriately budget, so we need to have a solid plan for several years to come.

Most people feel like the governments tricked voters into getting rid of the Galleghar Amend/Law so they could increase taxes. This kept our taxes low and affordable.

Assistance for seniors and lower income property owners

Counties and cities need to be more transparent to where their tax dollars are going

So the representatives did that, added lots of services. Now voters must pay the price or replace the representatives. Simple education.

Need tools to educate % of property tax that goes to each entity.

No one knows our local challenges better than we do; we need to be able to make our own decisions to best serve our citizens.

CITIES

What's your unique challenge? What are your top priorities you'd like the Commission to be considering as they look at recommendations?

What are your suggested solutions?

I think with this increase in property taxes, voters will not want to ever vote in another tax increase for anything needed in Colorado.



Cities need to be more transparent where the tax dollars are going

How can we bring more property into valuable use?

How much does it cost to have the services we want?

What's your unique challenge? What are your top priorities you'd like the Commission to be considering as they look at recommendations?

SCHOOLS

What are your suggested solutions?

stable revenue for below nat'l average school funding

How much should a school district depend on the value of surrounding property to fund a minimum edu experience

Targeted solutions. Cherry Hills Village generally doesn't need tax break

increase funding to backfill funding withheld via budget stabilization factor for the past 14 years

Property tax spikes because of caps being eliminated. Caps: TABOR cap. 5.5% annual mill levy cap.

make school finance formula more understandable in terms of formula cap for districts (higher value assessed value property areas doesn't get more \$ than formula allows)

How can zoning assist in creating equality in property taxes & uses?

Why should i pay the same for me 1,200 sf house thats comfortable for me as my neighbor w/ a new 3,600 sf house on same size lot?

With the increase in revenue to schools, this needs to go to teachers, NOT admin!! This might be a the school district level

Land value tax.

Aging- in - place for those on fixed income. Solution- tax deferral (rather than forgiveness) of delta in valuation over time with means-tested, post-hoc forgiveness of either interest

Reword TABOR completely. Allow more than 1 tax bracket

look at adequacy study results in 2026 and prioritize upstream services

or both interest and principal at disposition

Transparency AND understandable for typical resident.

Permit voters to petition direct ballot access on tax matters at the county, special district, and school level. Can't do that now.

Defer amount o exemption for senior & disabled

Restore tax caps TABOR & annual levy law. Many voters mislead of election consequence e.g. 'without raising taxes...' ballot wording.

What's your unique challenge? What are your top priorities you'd like the Commission to be considering as they look at recommendations?

SPECIAL DISTRICTS

What are your suggested solutions?

Parks and recreation special districts don't have a "backstop" like municipal operations do with a larger general fund.

RAR continues to decrease and now get hit with potential initiatives that will set RAR even lower when District costs continue to rise

Typically, parks and recreation special districts rely on property taxes and fees for revenues. We don't have a variety of options to draw from, so changes have significant impacts.

Uncontrollable costs and inflation negatively impact smaller special districts with thin margins.

Not all special districts the same mission-too broad a category.

Most people don't know what special districts are, there needs to be more transparency to the citizens.

Local control

Keep local jurisdictions ability to govern without State interference

Consistent reliable methodology to allow for planning for future

Need to be predictable for planning.

Confusion around metro districts

Preventing redistribution of wealth from the State

Mindful of solutions for local Gov'ts

A statewide decision isn't the best for each region or community. Leave it to local control.

Previous legislative impacts have impacted our ability to plan and function strategically. Create a system that is predictable.

This could launch an education campaign

If backfill options are considered, give all types of special districts an equal seat at the table for the backfill. Don't create a system with disproportionate results.

Challenges-residential & special district. Make whatever is decided more understandable. Eliminate mills, use dollar and cents

Metro districts have too large a share of property tax & costs undue burden on only a few tax payers.

Post TABOR de-Bruce or tax vote

What's your unique challenge? What are your top priorities you'd like the Commission to be considering as they look at recommendations?

Residential

What are your suggested solutions?

Predictable so we can plan

Assistance for seniors and lower income property owners

how are homeowners going to afford their homes. You are already forcing people to move out of state with this tax increase :-{

With the tax increases, buyers can no longer afford to buy homes here in Colorado.

we need to think about homeowners on fixed incomes.

Metro districts for homes is already making their property taxes too high and unaffordable.

Voters should be voting for the tax rate for their home, put it on the ballot and let the voters vote yes or no.

Simple reforms can help seniors, such as allowing monthly payment model bills, which eliminate the large, lump sum payments. *See Montana HB 830

Pay taxes in 7 monthly payments.

Tell people about options for paying their property taxes

Tell people about deferral and work options

there needs to be a cap on the rate increase each year. This is the largest increase in property taxes in our history. This will force home owners to sell.

We already don't have enough Residential homes being built here in Colorado, I think this is going to deter developers and home buyers.

Colorado allows senior taxpayers to defer property tax payments, but the amount is very low compared to what is offered in other states.

Homestead portability

What's your unique challenge? What are your top priorities you'd like the Commission to be considering as they look at recommendations?

I am concerned that you will drive businesses out of Colorado with the high taxes.	Personal property taxes need more Edu. Education. How can we convince people to see things our way & be happy!	Property tax spikes because caps were eliminated. Caps: TABOR, 5.5% prop tax cap
Can we encourage space & land use for less than full desired market rates for local tenants & relocatable purposes?	How is zoning & unique property characteristics calculated for taxes?	Year over year large increases.
Encourages land banking or disuse of valuable land	3.5x higher than \$ value of residential	Unpredictability

Non-Residential

What are your suggested solutions?



Get CO back to a single- assessment rate, make that rate ~21% (pro-business), instigate a true homestead exemption near the current res rate of 7%, allow a 2nd home w/a primary.	Make Business tax reasonable without going after residential to make up the difference.	Allow nonresidential prop owners to vote on school tax ballot issues.
Continue thinking about how to support small businesses.	Create policy to allow special Districts to ask voters to collect sales taxes instead of only being able to increase property taxes.	Average over years/ smoothing
Telegraph expected increases years in advance so owners could save.	Land value tax	Restore tax caps. TABOR section 7c limited to inflation _ local growth tax cap and annual levy law
Accelerate the unwinding of Gallagher impacts		

What's your unique challenge? What are your top priorities you'd like the Commission to be considering as they look at recommendations?

Misc.

What are your suggested solutions?

fees are the problem. We have some of the lowest property taxes per dollar of value in the county, but property taxes get blamed.

Valuation is not the problem. And holding valuations at a steady rate of growth can't work over the long term. NY's westchester county is a prime example of the dangers

of trying to hold back the tide of valuation.

Solution. TABOR is the problem. Not property taxes. Rework language or get rid of.

Permit voters to petition for direct ballot access on tax matters at county, school, and special district levels. Can't do that now.

Continue to work closely with SDA as they support and represent Districts that are so important to local communities.