

Commission on Property Tax
Public Engagement Meeting - Fort Morgan, CO at Morgan Community College
Meeting Minutes

Saturday, February 24th 2024

10:00 a.m. to 11:30 a.m.

Zoom Recording:

https://keystone-org.zoom.us/rec/share/qMWeW-2yBedKRrKDSgRwdrfkE_RF37XCDqc1dS8Rq1tGeifmaK7p1jGedFkU8Mt.vmlyE9d3fYBNI4yp

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10:00 AM: Commissioners Bob Olme, Brenda Dones and Chris Richardson introduced themselves. Renny Fagan provided opening remarks and 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.

10:19 AM: Senator Chris Hansen provided opening remarks. There was a conversation about freezing senior taxes and the state's deferral program.

10:21 AM: R. Fagan facilitated a conversation about the challenges around property tax. Attendees voiced challenges such as unaffordability of houses, unaffordability for seniors, property taxes not being high enough to pay for services, cutting services, increasing costs, changing procedures, confusing districts, lack of predictability, changes in plans, rising costs, shifting tax burdens, self storage classification, and metro and rural differences. There was a conversation about population density, high mill levies, lowering mill levies, and income based senior exemptions.

6:25 PM: R. Fagan facilitated a conversation about solutions around property tax. Attendees voiced freezing senior taxes, exemption portability, raising property taxes, local control, using other taxes for the schools, more predictability, floating mill levies, taxing self storage units as residential, caps, caps that people can vote on, and thoughtful relief. There was a conversation about senior exemption portability, and rural populations. Participant input, both online and in person, is captured in Addendum B.

7:27 PM: R. Fagan thanked the group for sharing their input. Commissioners B. Olme, B. Dones, C Richardson, and C. Hansen provided closing remarks. R. Fagan 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

Bob Olme

Chris Richardson

Senator Chris Hansen

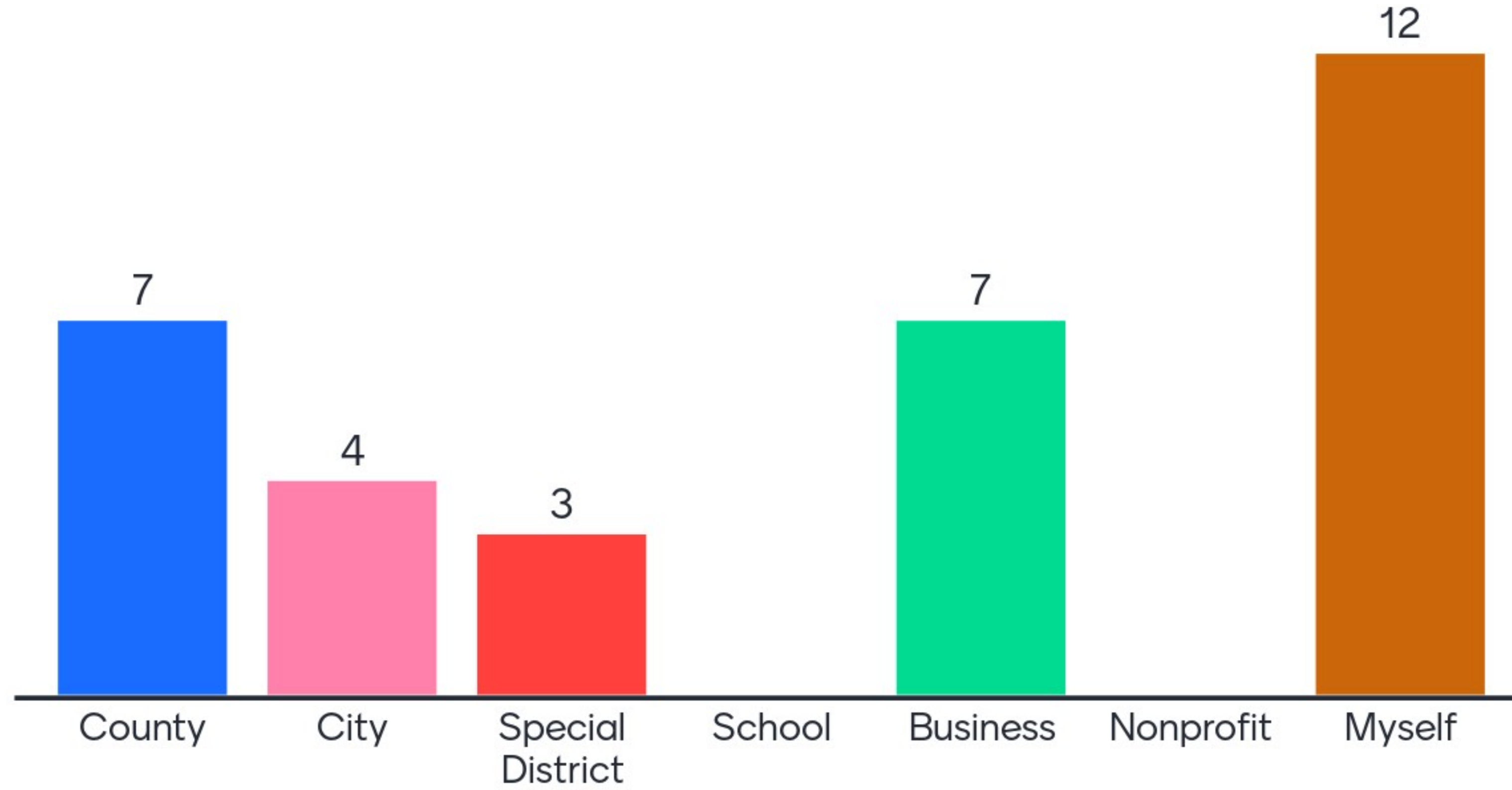
Sean Dougherty (online)

What county do you live in?

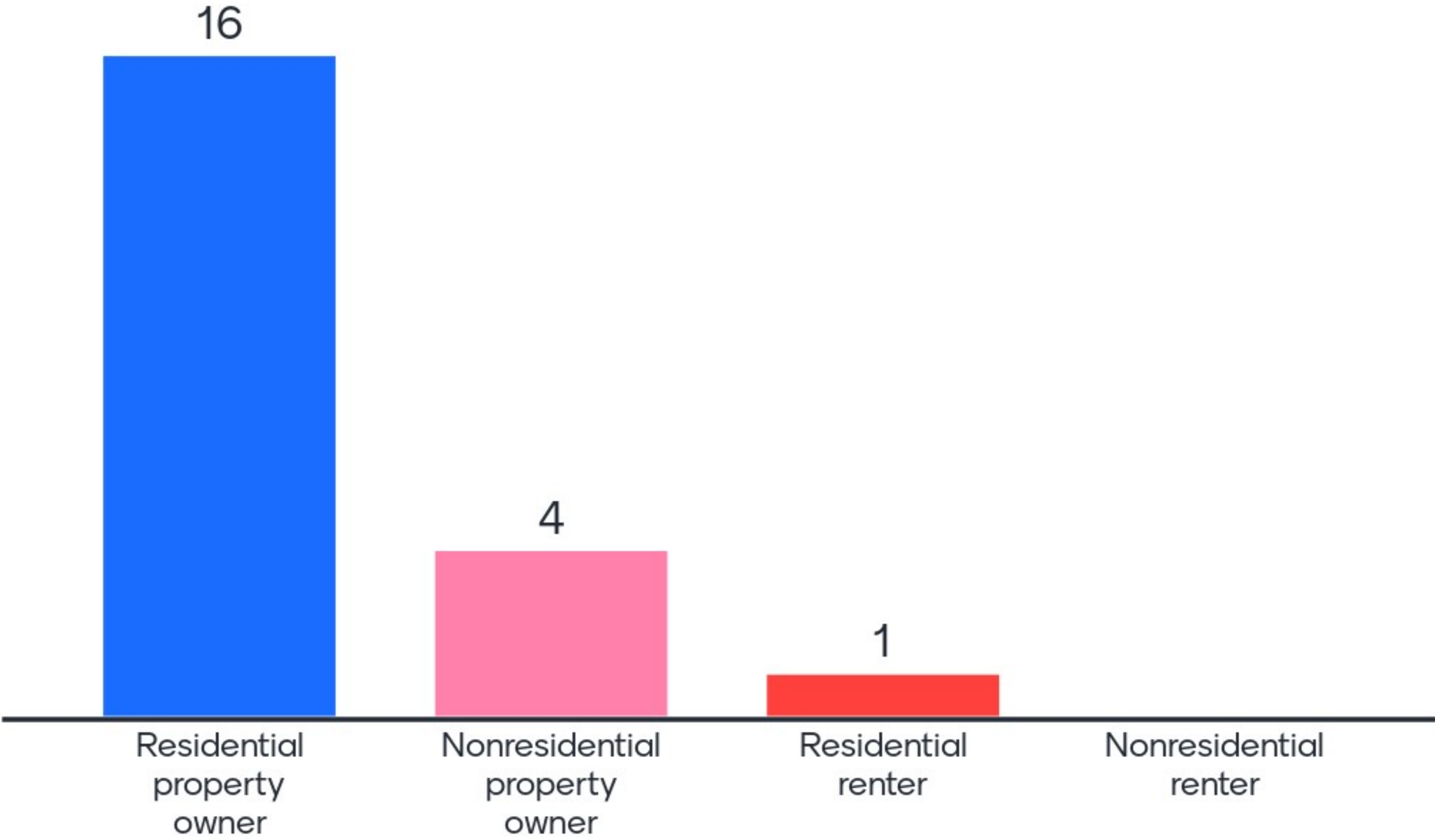
19 responses



I am here for:



Select all that apply



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

COUNTIES

What are your suggested solutions?

I work for the county assessor. Doing changes in the last quarter of the year is hard to get accomplished with the rest of the job.

70% local gov'ts got rid of TABOR property tax caps. The TABOR property tax cap allowed for gov't revenue growth inflation+local growth, the cap shouldn't have been waived.

It's a falsehood to say that just because value go up 40% doesn't mean property taxes go up this same percentage. Having people understand that when the governor and

Most people don't understand property taxes in general

We agree with an option that would increase taxing those who are large scale short term renting or an option that would leave local gov'ts to decide what's best for them.

Restore property tax caps locally. TABOR allows gov't revenue growth at inflation+local growth, it covers property taxes. Allow voters to petition a property tax cap on local ballot.

Non-residential bearing too much of the tax burden

We have 2nd property that we rent out throughout the year but also stay there. We rent out for more than 90 days of the year. This proposed 25% would hurt us deeply.

others are saying this 40% number is difficult

Flat rate for all

Instead of backfills treat akin to senior exemption

Changes made by the legislator, particularly some of this backfill provisions, are difficult to implement and don't have this desired affect of lowering property taxes

Can't get property tax caps back in place locally (county) through a citizen initiative and put it on the ballot. We can petition statewide and city level, but not county.

Keeping up with the changes we keep having to do for the state on line, the reports, the change in the way to do things. Cathy Assessor's Office

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?

Many cities got rid of TABOR property tax caps with vague and misleading ballot language that started with "Without raising taxes...". That included prop tax caps.

Too many cities didn't lower their mill during this spike. They took the wrong position that they were just a chunk of the pie and their contribution to tax relief wasn't meaningful.

If property taxes are lowered what services are impacted or reduced.

Restore property tax caps - two options. Depend on elected representatives or citizens have to petition for a city charter tax cap which is not an easy task - should be easier.

Don't change current system. If you do- implement over 5 year period

Inconsistency in property valuation.

Maintaining stable revenue source.

1. Understanding of state assessed properties. How do numbers or valuations are determined.

Local training on how state assessed property is assessed

Different assessment rates for rural areas and large areas based on population.

Increase in valuation/ taxes creating barrier for investment into community

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?

Paying too much property taxes. Can't get school board to lower the mill levy overrides. School finance act - mess.

Can't get property tax caps back in place locally (school) through a citizen initiative and put it on the ballot. Citizens should have the right to petition tax matters at school level.

People don't understand the mill levies for schools and special districts.

Restore property tax caps locally. Allow voters to petition a property tax cap on local ballot.

Fund the school finance act! 52% of my taxes are for the school district. The more that is put into the school finance act from the state, the lower local share in property tax

Rural school district funds are low and having trouble keeping the teachers.

The floor for school district property taxes is set by the state finance act, hard for school differences to explain that they can't go lower.

State fully fund schools so mill levies go down

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?

70% local gov'ts got rid of TABOR property tax caps. The TABOR property tax cap allowed for gov't revenue growth inflation+local growth, the cap shouldn't have been waived.

Predictable.
Reliable for planning.
Understandable.

Tax monies local voters have voted for local entities being moved out of local area. Loss of local control and loss of revenue to support local community

Fewer continual changes from the state on budgetary processes. District challenges to provide services for local community when state keeps making changes.

Restore property tax caps locally. TABOR allows gov't revenue growth at inflation+local growth, it covers property taxes. Allow voters to petition a property tax cap on local ballot.

Can counties and districts change mil levies annually?

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?

70% local gov'ts got rid of TABOR property tax caps. The TABOR property tax cap allowed for gov't revenue growth inflation+local growth, the cap shouldn't have been waived.

Drastic increase in property tax valuation- cost to property owner.

Residential- state requires values based on sales but there is not stop gap (check) for buyers who have the ability to overpay/inflate home values.

Homeownership is plain unaffordable already- high property taxes make it worse. - Renter

Property tax value is higher than market value.

Debt to income ratio unaffordable

Property tax values mislead property owners as to what market value of their property is. Right now, property tax values > market value. This is bad.

Residential property tax not in line w/ rural incomes.

Don't pay for themselves- single family subdivision USES more \$ than they pay in P-TAX.

Allow voters ability to initiate a petition at the local level that would cap property taxes. Restore TABOR property tax caps which allows gov't growth inflation+local growth.

Think about the seniors on a limited income by adjusting prop tax to what they bring in

Senior exemption portability- if a qualified home owner sells they get in on the new home, now wait 10 more years.

Lower property tax residential & commercial

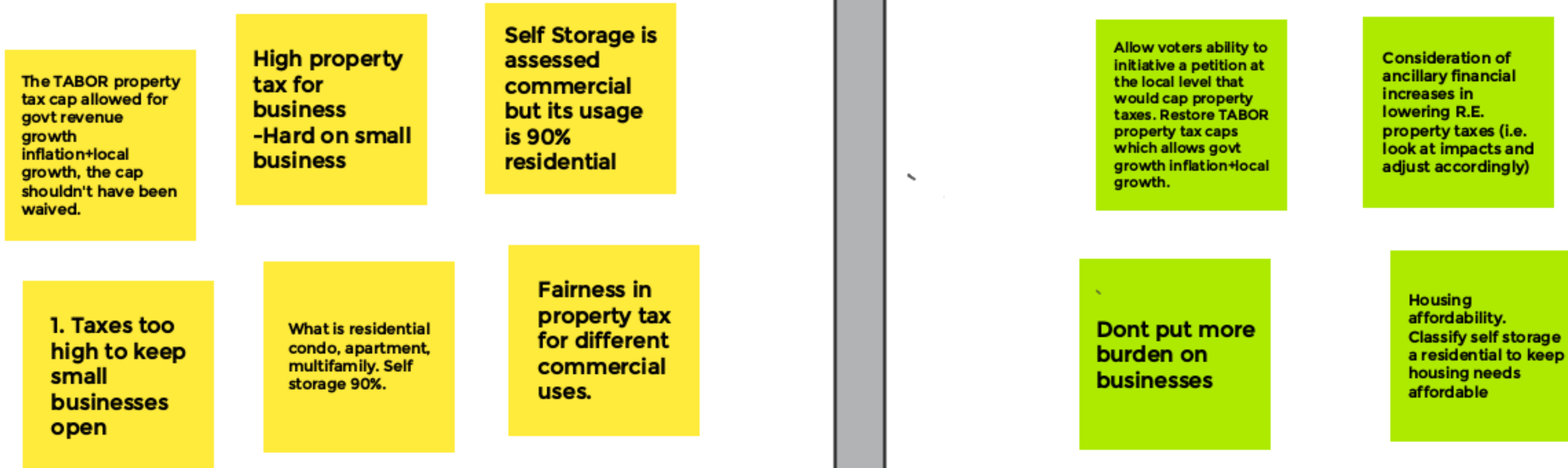
Raising senior house tax deduction \$150,000 freeze senior home tax or use income based home taxes

Senior taxes to high ? continue- \$55,000 deduction increase senior discount to \$150,000 continue mill levi deduction

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

Non-Residential

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?

Misc.

What are your suggested solutions?

Until we create a level playing field with taxpayers being able to petition direct ballot access and put tax measures up for vote at county, school, and special district level - its unfair.

continued- until we have petition rights at the county, school, special district level - its like we're playing a card game and we don't get the same amount of cards as the govt.

What's really bad is that local electeds put measures on the ballot that were misleading and voters waived their prop tax caps. The examples are a long, long list.

Strengthen arvescou (sp) bird 29-1-301 CRS, the 5 1/2 limit

Look at how other state have structured

Same usage different assessment 10% commercial 90% residential

Predictability- truth in taxation gov't and district budgets capped year over year plus new programs

