

# Amendment G: Modify Property Tax Exemption for Veterans with Disabilities

Placed on the ballot by the legislature • Passes with 55 percent of the vote

1 **Amendment G proposes amending the Colorado Constitution to:**

- 2 • reduce property taxes for some veterans of the U.S. Armed Forces with a  
3 disability.

4 **What Your Vote Means**

5 **YES**

6 A “yes” vote on Amendment G reduces  
7 the property taxes paid by some veteran  
8 homeowners by expanding the existing  
9 homestead exemption to include veterans  
10 whose disability is rated as making them  
11 unemployed.

12 **NO**

13 A “no” vote on Amendment G means that  
14 existing requirements to receive the  
15 homestead exemption remain in place,  
16 and it continues to be available to  
17 veterans whose disability is rated as 100  
18 percent permanent and total.

19 **Summary and Analysis of Amendment G**

20 **What is the current homestead exemption?**

21 The homestead exemption in the state constitution reduces property taxes owed on a  
22 qualifying homeowner’s primary residence by exempting 50 percent of the first \$200,000 of  
23 the home’s value from taxation.

24 Qualifying homeowners include: Coloradans aged 65 or over who have lived in their home  
25 for at least ten years; veterans with a service-connected disability rated 100 percent  
26 permanent and total by the federal government; and surviving spouses, also known as Gold  
27 Star spouses, of U.S. Armed Forces service members who died in the line of duty and of  
28 veterans whose death resulted from a service-related injury or disease.

29 The homestead exemption reduces property taxes collected by counties and paid to local  
30 governments. The state reimburses the local governments for all revenue lost as a result of  
31 the exemption.

32 **Who qualifies for the homestead exemption under the measure?**

33 Amendment G extends the homestead exemption, currently available for veterans with a  
34 disability rated 100 percent permanent and total, to veterans who have qualified for the  
35 Total Disability Individual Unemployability (TDIU) rating as determined by the U.S.

1 Department of Veterans Affairs. The 100 percent permanent and total disability rating is  
2 based on physical or medical service-related injuries or illnesses and is a medical  
3 determination, unrelated to whether a person can be employed. In order to qualify for the  
4 TDIU rating, a veteran must be unable to work a steady job that supports them financially  
5 because of a service-connected disability. In most cases, a veteran must also have at least  
6 one service-connected disability rated at 60 percent or more disabling, or have two or more  
7 service-connected disabilities, with at least one rated at 40 percent or more disabling and a  
8 combined rating of 70 percent or more. The TDIU rating allows a veteran to receive federal  
9 disability benefits equal to what a veteran with a 100 percent disability rating receives.

10 An estimated 3,700 veterans in Colorado who are not otherwise able to claim the homestead  
11 exemption would be eligible for the exemption under this amendment in property tax year  
12 2025.

13 **How does the homestead exemption reduce a homeowner’s property tax bill?**

14 Table 1 provides examples of how the homestead exemption reduces property taxes based  
15 on an average 2023 property tax rate and the current exemption level. The actual tax  
16 reductions will vary depending on the statewide residential assessment rate, the home value,  
17 and local property tax rates set by local governments.

18 In 2023, about 285,000 seniors claimed homestead exemptions, with an average tax  
19 reduction of \$540, and about 12,000 veterans and Gold Star spouses claimed homestead  
20 exemptions, with an average tax reduction of \$590.

21 **Table 1**  
22 **Examples of Homeowner Savings from the Homestead Exemption**

| Home Value  | Average Taxes without Homestead Exemption | Average Taxes with Homestead Exemption | Average Tax Reduction |
|-------------|---|--|-----------------------|
| \$150,000   | \$890                                     | \$445                                  | \$445                 |
| \$250,000   | \$1,480                                   | \$890                                  | \$590                 |
| \$500,000   | \$2,950                                   | \$2,360                                | \$590                 |
| \$1,000,000 | \$5,900                                   | \$5,310                                | \$590                 |

23

For information on those issue committees that support or oppose the measures on the ballot at the November 5, 2024, election, go to the Colorado Secretary of State’s elections center web site hyperlink for ballot and initiative information:

<https://coloradosos.gov/pubs/elections/Initiatives/InitiativesHome.html>

24 **Argument For Amendment G**

25 1) Veterans who are unable to hold a steady job need property tax relief as much or more  
26 than other veterans who currently qualify for the homestead exemption and are still able  
27 to work. Including veterans with a TDIU rating in the homestead exemption helps ensure  
28 that those in need receive tax relief.

## 1 **Argument Against Amendment G**

- 2 1) The TDIU rating is not necessarily permanent. Expanding this exemption will make  
3 property taxes more complicated, harder to administer fairly, and reliant on  
4 determinations by the U.S. Department of Veterans Affairs that are subject to change.

## 5 **Fiscal Impact**

- 6 **State and local spending.** Amendment G will increase state spending by \$1.8 million in  
7 state budget year 2025-26, and similar amounts in future years, to reimburse local  
8 governments for lost property tax collections under the measure. With this state  
9 reimbursement, money available for local spending will be unchanged.

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# Last Draft Comments from Interested Parties

## **Amendment G Modify Property Tax Exemption for Veterans with Disabilities**

Legislative Council Staff received no public comments on the last mailed draft of Amendment G.

**Amendment G**  
**Modify Property Tax Exemption for Veterans with Disabilities**  
**Contact List**

| <b>Interested Party</b>  | <b>Organization Name</b>              | <b>Email Address</b>               |
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| Angie Binder             |                                       | angiebinder@msn.com                |
| Debora Black             | SLV Life Center                       | director@slvlifecenter.org         |
| Ed Bowditch              | Bowditch & Cassell Public Affairs     | ed.bowditch@bcpublicaffairs.com    |
| Chris Brown              | Common Sense Institute                | chris@csinstitute.org              |
| Gary and Annette Budd    |                                       | annettelbudd@gmail.com             |
| Bronwen Cartwright       |                                       | bronwen.cartwright.house@gmail.com |
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| Kristin Dunn             | Colorado Counties, Inc.               | KDUNN@CCIONLINE.ORG                |
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| Rhonda Fields            |                                       | rhonda.fields.senate@coleg.gov     |
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| Deborah Grigsby Smith    | The Denver Gazette                    | deborah.smith@denvergazette.com    |
| Kathryn Hallahan         |                                       | kthhllhn@gmail.com                 |
| kimberly hanson          |                                       | kimberlyjane1603@gmail.com         |
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| Kiera Hatton             | Cobalt                                | kiera@cobaltadvocates.org          |
| BallotAccount HCR23-1002 |                                       | vetshomestead2024@coleg.gov        |
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| Michelle Kalkowski       | United Veterans Coalition of Colorado | uvc.state.legislative@uvcoc.org    |
| Suzanne Keim             |                                       | suzanne.keim@coleg.gov             |
| Cathy Kipp               | Colorado House of Representatives     | cathykipp52@gmail.com              |
| Katie Kolupke            | LCS                                   | katie.kolupke@coleg.gov            |
| Andrea Kuwik             |                                       | kuwik@bellpolicy.org               |



**Amendment G**  
**Modify Property Tax Exemption for Veterans with Disabilities**  
**Contact List (Cont.)**

| <b>Interested Party</b> | <b>Organization Name</b>   | <b>Email Address</b>                |
|-------------------------|--|-------------------------------------|
| Heather Lin             | Arapahoe County  | hlin@arapahogov.com                 |
| Deborah Lively          | LeadingAge Colorado  | deborah@leadingagecolorado.org      |
| Meghan MacKillop        | Nexus Policy Group   | meghan@nexuspolicygroup.com         |
| Bob Marshall            |  | bob.marshall.house@coleg.gov        |
| Rich Mauro              | Denver Regional Council of Governments   | rmpeoplespalate@gmail.com           |
| Sophia Mayott-Guerrero  | ACLU-CO  | smayott-guerrero@aclu-co.org        |
| N Menten                | self on some issues (also a board director for the Taxpayer's Bill of Rights Foundation) | coloradoengaged@gmail.com           |
| Kurt Morrison           | Office of the Attorney General   | kurtis.morrison@coag.gov            |
| Maud Naroll             | League of Women Voters of Colorado Legislative Action Committee                          | maudlww@gmail.com                   |
| chae park               |  | chae@slpublicaffairs.com            |
| Catherine Perrone       | League of Women Voters   | lwwcovote411@gmail.com              |
| Frances Rinard          | Splash 2.0/Na/wab3 blackchane Facebook mata  | rinardfrances@yahoo.com             |
| Alec Romero             |  | alec@capitolsuccess.com             |
| Jarret Rush             |  | radio@rush-family.org               |
| Su Ryden                | AAUW--American Association of University Women of Colorado                               | suryden25@gmail.com                 |
| Stacy Sager             | Temu   | stacysager80@gmail.com              |
| Feliz Sanchez Garcia    | CO House Dems  | feliz.sanchezgarcia.house@gmail.com |
| Paula Sarlls            | Paula Sarlls   | paulasarlls@comcast.net             |
| Caitlin Schneider       |  | schneider@coloradofiscal.org        |
| David Schultheis        | Self   | dave@schultheisforcolorado.com      |
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| jason speeding          |  | jmspedding@yahoo.com                |
| Danielle Sterle         |  | danielle.sterle@mesacounty.us       |
| Brett Stewart           | City of Loveland   | brett.stewart@cityofloveland.org    |
| David Stiver            | Team Strategy Inc.   | team@teamstrategy.org               |
| Mayra Valdez            | Siegel Long Public Affairs   | mayra@slpublicaffairs.com           |
| Brittany Vessely        | Colorado Catholic Conference   | bvessely@cocatholic.org             |
| Anne Wallace            |  | anne.wallace@denvergov.org          |
| Carol Ward              | Self   | cjward_11@comcast.net               |
| Kate Watkins            | Bright Fox Analytics   | kate@brightfoxanalytics.com         |
| Perry Will              |  | perry.will.senate@coleg.gov         |
| Geoff Withers           | League of Women Voters Colorado  | geoff@gwithers.com                  |

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| <b>Interested Party</b> | <b>Organization Name</b> | <b>Email Address</b>  |
|-------------------------|--------------------------|---|
| Ken                     |                          | keyonnavolunteerautism@yahoo.com<br>dmvanewsletter@gmail.com<br>ken@dreamofgolf.com |

**Amendment G**  
**Modification to Property Tax Exemption for Veterans with Disabilities**

1 **Ballot Title:**

2 Shall there be an amendment to the Colorado constitution concerning the expansion of eligibility for the  
3 property tax exemption for veterans with a disability to include a veteran who does not have a service-connected  
4 disability rated as a one hundred percent permanent disability but does have individual unemployability status?

5 **Text of Measure:**

6 *Be It Resolved by the House of Representatives of the Seventy-fourth General Assembly of the State of Colorado, the*  
7 *Senate concurring herein:*

8 **SECTION 1.** At the election held on November 5, 2024, the secretary of state shall submit to the registered  
9 electors of the state the ballot title set forth in section 2 for the following amendment to the state constitution:

10 In the constitution of the state of Colorado, section 3.5 of article X, **amend** (1)(c) and (1.5) as follows:

11 **Section 3.5. Homestead exemption for qualifying senior citizens, veterans with a disability, and surviving**  
12 **spouses receiving dependency indemnity compensation - definition.** (1) For property tax years commencing  
13 on or after January 1, 2002, fifty percent of the first two hundred thousand dollars of actual value of residential  
14 real property, as defined by law, that, as of the assessment date, is owner-occupied and is used as the primary  
15 residence of the owner-occupier shall be exempt from property taxation if:

16 (c) For property tax years commencing on or after January 1, 2007, only, the owner-occupier, as of the  
17 assessment date, is a ~~disabled~~ veteran WITH A DISABILITY.

18 (1.5) For purposes of this section, "~~disabled veteran~~" "VETERAN WITH A DISABILITY" means an individual who has  
19 served on active duty in the United States armed forces, including a member of the Colorado national guard who  
20 has been ordered into the active military service of the United States, has been separated therefrom under  
21 honorable conditions, and EITHER has established a service-connected disability that has been rated by the ~~federal~~  
22 UNITED STATES department of veterans affairs as one hundred percent permanent disability through disability  
23 retirement benefits or a pension pursuant to a law or regulation administered by the department, the department  
24 of homeland security, or the department of the army, navy, or air force OR HAS INDIVIDUAL UNEMPLOYABILITY STATUS AS  
25 DETERMINED BY THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS.

26 **SECTION 2.** Each elector voting at the election may cast a vote either "Yes/For" or "No/Against" on the following  
27 ballot title: "Shall there be an amendment to the Colorado constitution concerning the expansion of eligibility for  
28 the property tax exemption for veterans with a disability to include a veteran who does not have a service-  
29 connected disability rated as a one hundred percent permanent disability but does have individual  
30 unemployability status?"

31 **SECTION 3.** Except as otherwise provided in section 1-40-123, Colorado Revised Statutes, if at least fifty-five  
32 percent of the electors voting on the ballot title vote "Yes/For", then the amendment will become part of the  
33 state constitution.