

Initiative 2023-24 #21: Limitation on Property Tax

Be it Enacted by the People of the State of Colorado:

SECTION 1. In the constitution of the state of Colorado, **amend** section 3 of article 10 as follows:

Section 3. UNIFORM TAXATION - EXEMPTIONS

(1)(a) Each property tax levy shall be uniform upon all real and personal property not exempt from taxation under this article located within the territorial limits of the authority levying the tax. The actual value of all real and personal property not exempt from taxation under this article shall be determined under general laws, which shall prescribe such methods and regulations as shall secure just and equalized valuations for assessments of all real and personal property not exempt from taxation under this article. Valuations for assessment shall be based on appraisals by assessing officers to determine the actual value of property in accordance with provisions of law, which laws shall provide that actual value be determined by appropriate consideration of cost approach, market approach, and income approach to appraisal. However, the actual value of residential real property shall be determined solely by consideration of cost approach and market approach to appraisal; and, however, the actual value of agricultural lands, as defined by law, shall be determined solely by consideration of the earning or productive capacity of such lands capitalized at a rate as prescribed by law. **NO TAX REVENUE ON A PROPERTY SHALL INCREASE MORE THAN 3% ANNUALLY UNLESS THE PROPERTY IS SUBSTANTIALLY IMPROVED BY ADDING MORE THAN 10% SQUARE FOOTAGE TO THE EXISTING BUILDINGS OR STRUCTURES OR ITS USE CHANGED IN WHICH CASE THE PROPERTY'S ACTUAL VALUE SHALL BE REAPPRAISED.**

SECTION 2. In Colorado Revised Statutes, 24-33.5-1201 **add** (6) as follows:

24-33.5-1201. Division of fire prevention and control--creation--public school construction and inspection section--health facility construction and inspection section--legislative declaration.

(6) FOR THE PURPOSE OF OFF-SETTING REVENUE RESULTING FROM THE CAP IN PROPERTY TAX AND TO FUND STATE REIMBURSEMENTS TO LOCAL GOVERNMENT ENTITIES FOR FIRE PROTECTION, AS AUTHORIZED BY THE VOTERS AT THE STATEWIDE ELECTION IN THE NOVEMBER 2023, IN FISCAL YEAR COMMENCING ON JULY 1, 2024 THE STATE SHALL BE AUTHORIZED TO RETAIN AND SPEND UP TO 100 MILLION PER YEAR IN REVENUE EXEMPT FROM LIMITATIONS UNDER SECTION 20 OF ARTICLE X OF THE STATE CONSTITUTION.

SECTION 3. Effective Date:

This act takes effect on the date of the proclamation of the Governor announcing the approval, by the registered electors of the state, of the proposed initiative.