



February 2025

To: House Finance Committee

Re: Support [HB25-1111](#)--Expand Homestead Exemptions

Dear Committee Members;

The American Association of University Women (AAUW) is one of the oldest women's organizations in the country, empowering women since 1881. The mission of AAUW is to advance equity for women and girls through research, education and advocacy.

Over the years, Colorado's Senior Homestead Tax Exemption has helped thousands of seniors and disabled Veterans, many of whom are women. We believe HB1111 is necessary to soften the impact of rapidly rising property taxes and help these homeowners stay in their homes.

AAUW of Colorado strongly supports HB1111 and we request your YES vote in committee and throughout the process of becoming a law.

Respectfully submitted,

A handwritten signature in blue ink that reads "Su Ryden". The signature is written in a cursive style and is enclosed in a thin, light blue rectangular border.

Hon. Su Ryden
AAUW of Colorado Public Policy Co-Director

16699 E. Kentucky Ave. • Aurora, CO 80017
303.898.5797 su@ryden.com

American Association of University Women--AAUW is a top-rated 501(c)3 charitable organization whose mission is to advance gender equity for women and girls through research, education, and advocacy.



Please forward to Rep. Degraaf as I cannot sign up for February 24 hearing due to previous committment

Beth Dubravac <1grannybard@gmail.com>

Mon, Feb 10, 2025 at 11:29 AM

To: "committees.lcs.ga@coleg.gov" <committees.lcs.ga@coleg.gov>

Cc: Beth Dubravac <1grannybard@gmail.com>

Please add my thoughts to the record for the February 24, 2025 hearing for HB-25-1111. I had signed up for the Zoom hearing for today and received an email that it has been cancelled and rescheduled. Hopefully my thoughts can be presented, since I cannot attend. You may quote me if necessary (or permitted). Thank you.

My name is Beth Dubravac and my husband Scott and I are in our early and mid 70's. Although my comments about HB 25-1111 pertain specifically to my husband and myself, both of whom are lifetime Coloradans, the thoughts and comments being expressed, are also representative of the beliefs, experiences and numerous comments shared with us, by other Colorado senior friends.

When we first contacted our elected Colorado representatives about adding "portability" to the Colorado Homestead Exemption, we made the point that it is the taxpayer (not the house) who has actually met all of the necessary criteria to qualify for the exemption.

We ONLY received a personal response from Representative DeGraff. His reply explained that he agreed with us that the Exemption should follow the qualifying taxpayer, rather than to be tied to a specific property. He went on to explain that those opposing the legislation were on record that they did not believe that Colorado could "afford" to make this change.

Reading that, we found ourselves asking how it could be any more expensive to make the "Exemption" portable with the qualifying taxpayer, rather than tying the tax break to a specific property, when you were NOT INCREASING the number of qualifying homeowners?"

In an effort to determine where this "extra expense" would come from, we broke down the Exemption into its specific pieces & found "NO CHANGE":

1. Homeowner must be 65 years old to qualify: NO CHANGE
2. Owner of record for at least 10 consecutive years: NO CHANGE
3. Must be "primary residence": NO CHANGE
4. 50% of first \$200,000 in actual value is exempted: NO CHANGE

Other than tying the Exemption to the "qualifying taxpayer(s), rather than to a specific property, all of the requirements remain the same. This "Bill" does NOT INCREASE the number of eligible recipients but only allows them to change where they live, ONCE they qualify. Allowing Colorado's senior citizens to free up the equity locked in their longtime residence, does not result in any increase in the cost to the State of Colorado.

We then looked at what increased costs the State of Colorado would incur, if allowing a change of residence, after their initial qualification ("Homestead Exemption Portability").

1. The number of recipients doesn't change with portability: NO CHANGE because all of the other existing requirements remain as written.

2. If the homeowner doesn't move to another residence: NO CHANGE

3. If the Homeowner sells & moves to a LESS expensive residence-- possible lower cost to state due to lower assessed value.

4. If the Homeowner sells & moves to a MORE expensive residence- results in a lower cost to the state due to a higher assessed value, generating more tax dollars above the \$200,000 limit.

5. If the Homeowner leaves the state, moves to a rental property, or a medical or assisted care facility or finally, all

qualified recipients leave the state or die: all cost to the state ends **PERMANENTLY.**

Allowing "portability" of the "Homestead Exemption" will bring about changes, but increasing the cost to Colorado doesn't appear to be one of them.

Please fight for us! As senior citizens of the State of Colorado, we deserve your consideration.

Sincerely,

Beth Dubravac
1grannybard@gmail.com
720-300-1726

OFFICE OF THE CLERK AND RECORDER



Steve Schleiker
Clerk & Recorder
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February 21, 2025

Colorado General Assembly
Attn.: House Finance Committee
C/O Representative William Lindstedt, Chair
C/O Representative Brianna Titone, Vice Chair
200 E. Colfax Ave.
Denver, CO 80203

Subj: House Bill 25-1111

Dear Chair and Members of the Committee,

I sincerely regret that I am unable to testify in person or remotely today. However, I want to express my strong support for House Bill 25-1111 and share the critical importance of this legislation through this letter. As El Paso County's former Assessor, current County Clerk and Recorder, and a Board Member on the Pikes Peak Commission on Aging. I have witnessed firsthand the significant impact the rising property values and taxes have on our senior residents.

While I am unable to appear before you, I hope my perspective outlines the significant impact that property tax policies have on Colorado's senior citizens and disabled veterans.

Historical Context of the Senior Homestead Exemption

The senior homestead exemption was originally implemented in 2002 to provide property tax relief to seniors who had lived in their homes for at least 10 years. At the time, the exemption covered 50% of the first \$200,000 of a home's value. However, the median home value in Colorado has increased exponentially since then, and the current exemption no longer reflects the reality of today's housing market.

When the exemption was first introduced, the median home value was significantly lower than it is today. Over the past two decades, property values across El Paso County and Colorado have skyrocketed, leaving many seniors with higher tax burdens despite living on fixed incomes. Without adjustments to the exemption, the intended relief is being eroded.

Why HB25-1111 Matters

HB25-1111 modernizes the Senior Homestead Exemption by tying the exemption amount to 50% of the estimated state median home value rather than an outdated fixed amount. This adjustment ensures that seniors across the state receive property tax relief that reflects current housing costs, rather than being locked into a number that has lost relevance.

This bill would significantly impact every senior citizen who qualifies for the Homestead Exemption by:

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Clerk to BOCC
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- Providing more equitable relief to seniors whose home values have drastically increased.
- Protecting fixed-income homeowners from being taxed out of their homes.
- Ensuring that property tax relief keeps pace with rising home values and inflation over time.

Additionally, this bill includes critical updates for veterans with disabilities and surviving spouses by expanding eligibility criteria to better reflect the realities of homeownership transitions.

Impact on El Paso County and Colorado Seniors

In El Paso County alone, thousands of seniors rely on this exemption to afford their homes. Many have expressed concerns about rising property values and tax burdens forcing them to consider downsizing or even leaving their communities. By updating the formula to align with today's housing market, HB25-1111 ensures that the original intent of the exemption remains intact, helping seniors and veterans stay in their homes with financial security.

Conclusion

I strongly urge the committee to support HB25-1111. This bill is a long-overdue adjustment to Colorado's property tax policy that will positively impact seniors and veterans statewide. Our aging population deserves tax policies that are fair, sustainable, and responsive to economic realities. This legislation accomplishes that goal.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Schleiker". The signature is fluid and cursive, with a large initial "S" and "S".

Steve Schleiker, Clerk and Recorder
El Paso County