

2/24/2021

HOUSE TRANSPORTATION AND LOCAL GOVT COMMTE

Liz-- Testimony on HB 1083

Members of the committee, my name is Liz Peetz and on behalf of the over 27,000 REALTORS® of Colorado I am here today because we are monitoring this legislation and we have a few concerns.

We have heard the bill sponsors today talk about fairness and while we represent both commercial and residential brokers it is the residential side that we have questions about...

As a group that rigorously watched the Gallagher freeze deliberation in this legislature last year and the eventual referral to the ballot for Colorado voters last fall, we did not oppose that opportunity for voters to decide a critical issue for this state, but we did share with Legislators and members of the public our concerns about potential unintended consequences of that decision.

And today, we see that potentially coming to light, as it could result in homeowners having an increase in their property tax assessment (based on the freeze or future decisions of this legislature), and we would like to understand why it raises even in the fiscal note that this is likely to deter appeals, and why would we limit a homeowner's ability to get clarity on their tax bill?

**So my question is how often do we see appeals on the residential property tax side or is this primarily a commercial appeals process that we are concerned about lots of litigation?**