



Colorado Department of The Treasury

Property Tax Deferral Program



Presentation to the Commission on Property Tax

March 7, 2025

Program Overview

Colorado's Property Tax Deferral Program helps Coloradans **afford to live in their homes** by deferring the payment of their property taxes.

The deferral program has three tracks:

- **Seniors** ages 65 and older
- **Active military personnel**
- **Tax Growth Cap:** Homeowners whose property tax bill grew by 4% or more over the past two years (*Note: This cap will be eliminated in Tax Year 2025/Calendar Year 2026*).

Seniors and active military personnel defer the **full amount**. Those in the Tax Growth Cap defer a **portion of their property taxes**—a minimum of \$100 up to a cumulative maximum of \$10,000.

Homeowners must file the application between **January 1 and April 1**. Taxpayers **must reapply each year** to continue deferring prior year taxes or request a new deferral on the current tax year.



Providing Housing Security

“As a longtime El Paso County resident, I was surprised when our property tax bills began to put stress on our family budget. Being able to receive a low-interest loan and hold on to more of our money each spring lifted a big weight off our shoulders.”

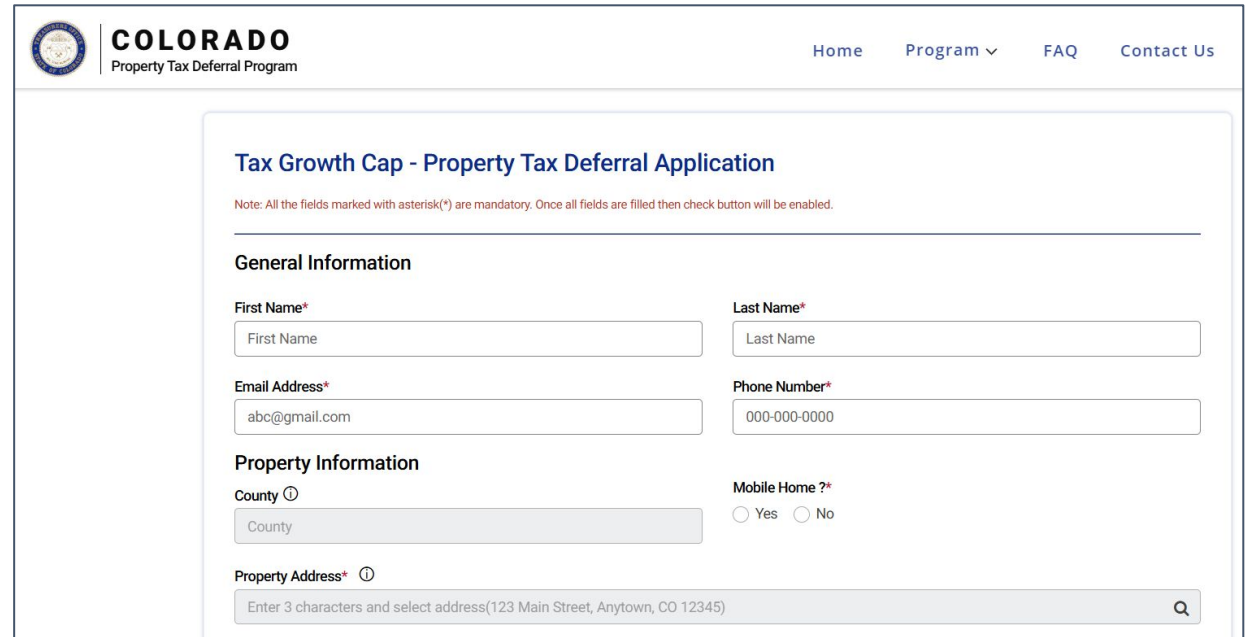
Susan Grant, 16-Year Program Participant



CoreLogic Partnership

CoreLogic provides essential program administration, including:

- Homeowner application portal with immediate eligibility status
- Electronic recording of tax deferral certificates
- Call center that fields majority of homeowner questions
- Paid marketing and mailers



The screenshot shows the 'Tax Growth Cap - Property Tax Deferral Application' form. At the top left is the Colorado state seal and the text 'COLORADO Property Tax Deferral Program'. At the top right are navigation links: 'Home', 'Program', 'FAQ', and 'Contact Us'. Below the title is a note: 'Note: All the fields marked with asterisk(*) are mandatory. Once all fields are filled then check button will be enabled.' The form is divided into sections: 'General Information' with fields for 'First Name*', 'Last Name*', 'Email Address*', and 'Phone Number*'; 'Property Information' with a 'County' dropdown and 'Mobile Home ?*' radio buttons; and 'Property Address*' with a search bar containing the text 'Enter 3 characters and select address(123 Main Street, Anytown, CO 12345)' and a search icon.



Program Utilization | Historical Data

Tax Year	Calendar Year	Program Participants	Counties in Programs	Average Deferral Amount
2021*	2022*	540	15	\$4,874
2022	2023	910	20	\$4,046
2023	2024	1,042	30	\$5,040

**Program administered by counties through Tax Year 2021 (Calendar Year 2022)*



Current Program Trends | Tax Year 2024

Deferrals are up trending up thanks to improved screening



1,089

Applications Processed to Date*
Holding steady from last year



858

Eligible Applicants*
Up 30% from last year



36

Counties Participating*
Nine are new in 2025

*As of March 6, 2025



Program Trends | Current Challenges

- Several populous counties are still submitting updated tax files.
 - CoreLogic is manually processing applications for homeowners from **Arapahoe, Denver, and Douglas Counties**.
 - **Weld County** reorganized their parcel numbers, causing delays in data verification. CoreLogic is working on custom fix.
 - ***We aim to resolve these issues by March 14.***
- Many active military service members are not eligible due to VA loan-to-value limits.



Program Improvements | FY 24-25

CoreLogic and the Colorado Department of the Treasury have rolled out several programmatic improvements this year, including:

- **Accessibility:** Improved web design to support senior applicants
- **Interactive Voice Response Technology:** Fields basic questions for homeowners, enabling call center staff to assist with more complicated issues
- **Mixpanel:** Implementing a system to track website activity, helping refine marketing efforts and detecting user experience challenges



Program Marketing and Outreach | FY 24-25

- **Jan. 7:** Press release sent to statewide media list
- **Jan 21:** Outreach email blasted to county treasurers; aging service organizations; military and veteran services organizations
- **Feb. 3:** Radio, television, and paid search advertisements launched in partnership with the Colorado Broadcasters Association. Ads will run through March 30.
- **Feb. 10:** Treasurer Young appeared on 9News to promote the program
- **Feb. 24:** Mailers sent to rural counties
- **Feb. 28:** Brochures shipped to county Treasurer's offices



Future Improvements | FY 25-26

CoreLogic and the Colorado Department of the Treasury will debut **a new payment module** that:

- Simplifies administration for multi-deferral and multi-year participants
- Reduces time to collect payment data and create payoff statements
- Automates manual process to achieve efficiencies for program staff



Questions or Comments?



Dave Young
Colorado State Treasurer
treasurer.young@state.co.us
303-866-2441



treasury.colorado.gov



[/ColoTreasurer](https://www.facebook.com/ColoTreasurer)



[/CoDeptTreasury](https://twitter.com/CoDeptTreasury)



[/company/colorado-department-of-the-treasury](https://www.linkedin.com/company/colorado-department-of-the-treasury)

