

An Act

HOUSE BILL 24-1302

BY REPRESENTATIVE(S) Parenti and Frizell, Brown, Clifford, deGruy Kennedy, Duran, Froelich, Jodeh, Lukens, Ortiz, Sirota, Titone, Weissman, Bird, Daugherty, Lindsay, Rutinel, Vigil;
also SENATOR(S) Hansen, Buckner, Cutter, Exum, Fields, Hinrichsen, Jaquez Lewis, Liston, Michaelson Jenet, Pelton B., Pelton R., Priola, Smallwood.

CONCERNING INFORMATION TO REAL PROPERTY OWNERS REGARDING
PROPERTY TAXES, AND, IN CONNECTION THEREWITH, MAKING AN
APPROPRIATION.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, **add** 39-1-125 as follows:

39-1-125. Tax and levy rate information publicly available.

(1) (a) WHEN EACH TOWN, CITY, SCHOOL DISTRICT, SPECIAL DISTRICT, OR OTHER TAXING AUTHORITY CERTIFIES ITS LEVY PURSUANT TO SECTION 39-5-128, IT SHALL ALSO PROVIDE THE FOLLOWING INFORMATION FOR EACH LEVY THAT IT IMPOSES:

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

LISTED IN SUBSECTION (1)(a) OF THIS SECTION, IN ADDITION TO THE IDENTITY OF THE ENTITY THAT FIXES EACH LEVY RATE, ALONG WITH ITS CERTIFICATION OF LEVIES PURSUANT TO SECTION 39-1-111.

(2) (a) UPON RECEIVING THE CERTIFICATION OF LEVIES FROM THE BOARD OF COUNTY COMMISSIONERS OR OTHER BODY AUTHORIZED BY LAW TO LEVY TAXES, OR BY EITHER GROUP'S AUTHORIZED PARTY, IN ACCORDANCE WITH SECTION 39-1-111, COUNTIES SHALL, IN COORDINATION WITH THE PROPERTY TAX ADMINISTRATOR, ENSURE THAT THE INFORMATION LISTED IN SUBSECTION (1)(a) OF THIS SECTION IS PUBLICLY AVAILABLE AND ACCESSIBLE TO PERSONS THAT OWN TAXABLE REAL PROPERTY WITHIN THE TAXING AUTHORITY'S TERRITORIAL LIMITS.

(b) COUNTIES SHALL ENSURE THAT THE INFORMATION IN SUBSECTION (1)(a) OF THIS SECTION IS PUBLICLY AVAILABLE BEGINNING ON JANUARY 1, 2026. FROM DECEMBER 31, 2024, THROUGH DECEMBER 31, 2025, COUNTIES SHALL ENSURE THAT THE INFORMATION IN SUBSECTION (1)(a) OF THIS SECTION IS AVAILABLE UPON REQUEST.

SECTION 2. In Colorado Revised Statutes, 39-3-210, **repeal** (4)(e) as follows:

39-3-210. Reporting of property tax revenue reductions - reimbursement of local governmental entities - definitions - local government backfill cash fund - creation - repeal. (4) (e) ~~The state treasurer shall reduce a local governmental entity's reimbursement as necessary to prevent the local governmental entity from exceeding its fiscal year spending limit under section 20 (7)(b) of article X of the state constitution for the fiscal year.~~

SECTION 3. In Colorado Revised Statutes, 39-5-121, **amend** (1)(a)(I) as follows:

39-5-121. Notice of valuation - legislative declaration - definition - repeal. (1) (a) (I) No later than May 1 in each year, the assessor shall mail to each person who owns land or improvements a notice setting forth the valuation of such land or improvements. For agricultural property, the notice must separately state the actual value of such land or improvements in the previous year, the actual value in the current year, and the amount of any adjustment in actual value. For all other property, the notice must state

the total actual value of such land and improvements together in the previous year, the total actual value in the current year, and the amount of any adjustment in total actual value. The notice must not state the valuation for assessment of such land or improvements or combination of land and improvements. Based upon the classification of such taxable property, the notice must also set forth the appropriate ratio of valuation for assessment to be applied to said actual value prior to the calculation of property taxes for the current year and that any change or adjustment of the ratio of valuation for assessment must not constitute grounds for the protest or abatement of taxes. ~~The assessor shall include in the notice an estimate of the taxes, or an estimated range of the taxes, owed for the current property tax year. The notice must clearly state that the tax amount is merely an estimate based upon the best available information.~~ The notice must state, in bold-faced type, that the taxpayer has the right to protest any adjustment in valuation, ~~but not the estimate of taxes if such an estimate is included in the notice,~~ the classification of the property that determines the assessment percentage to be applied, and the dates and places at which the assessor will hear such protest. The notice must also set forth the following: That, to preserve the taxpayer's right to protest, the taxpayer shall notify the assessor either in writing or in person of the taxpayer's objection and protest; that such notice must be delivered, postmarked, or given in person no later than June 8; and that, after such date, the taxpayer's right to object and protest the adjustment in valuation is lost. The notice must be mailed together with a form that, if completed by the taxpayer, allows the taxpayer to explain the basis for the taxpayer's valuation of the property. Such form may be completed by the taxpayer to initiate an appeal of the assessor's valuation. However, in accordance with section 39-5-122 (2), completion of this form does not constitute the exclusive means of appealing the assessor's valuation. For the years that intervene between changes in the level of value, if the difference between the actual value of such land or improvements in the previous year and the actual value of such land or improvements in the intervening year as set forth in such notice constitutes an increase in actual value of more than seventy-five percent, the assessor shall mail together with the notice an explanation of the reasons for such increase in actual value.

SECTION 4. Appropriation. (1) For the 2024-25 state fiscal year, \$50,296 is appropriated to the department of local affairs. This appropriation is from the general fund. To implement this act, the department may use this appropriation as follows:

(a) \$23,098 for use by the division of local government for personal services, which amount is based on an assumption that the division will require an additional 0.4 FTE; and

(b) \$27,198 for the purchase of information technology services.

(2) For the 2024-25 state fiscal year, \$27,198 is appropriated to the office of the governor for use by the office of information technology. This appropriation is from reappropriated funds received from the department of local affairs under subsection (1)(b) of this section. To implement this act, the office may use this appropriation to provide information technology services for the department of local affairs.

SECTION 5. Applicability. This act applies to notices of valuation sent and information sent with certifications of levies completed on or after the effective date of this act.

SECTION 6. Safety clause. The general assembly finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, or safety or for appropriations for

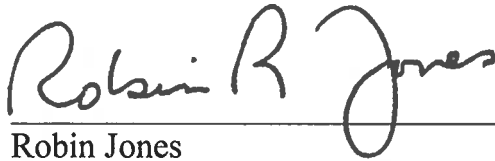
the support and maintenance of the departments of the state and state institutions.



Julie McCluskie
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Steve Fenberg
PRESIDENT OF
THE SENATE

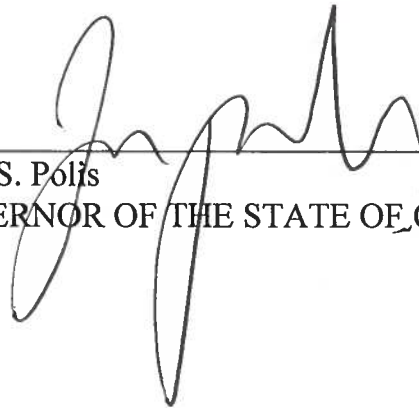


Robin Jones
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES



Cindi L. Markwell
SECRETARY OF
THE SENATE

APPROVED Monday June 3rd 2024 at 1:00 PM
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO