

First Regular Session  
Seventy-fifth General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 25-0317.01 Jason Gelender x4330

HOUSE BILL 25-1156

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HOUSE SPONSORSHIP

Lieder,

SENATE SPONSORSHIP

Kolker,

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House Committees  
Finance

Senate Committees

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A BILL FOR AN ACT

101 CONCERNING THE EXTENSION OF THE TWO-YEAR REDUCTION IN THE  
102 VALUATION FOR ASSESSMENT OF QUALIFIED-SENIOR PRIMARY  
103 RESIDENCE REAL PROPERTY RELATIVE TO THE VALUATION OF  
104 ASSESSMENT FOR ALL OTHER RESIDENTIAL REAL PROPERTY SO  
105 THAT IT IS PERMANENT.

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Bill Summary

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

The bill extends an existing reduction in the valuation for assessment of qualified-senior primary residence real property (valuation

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters or bold & italic numbers indicate new material to be added to existing law.*  
*Dashes through the words or numbers indicate deletions from existing law.*

reduction) that applies for only the 2025 and 2026 property tax years so that the valuation reduction is permanent. The bill also makes permanent the existing obligation of the state to annually reimburse local governments that levy property tax for the amount of property tax revenue lost due to the valuation reduction.

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

2           **SECTION 1.** In Colorado Revised Statutes, 39-1-104.2, **amend**  
3 (3)(s)(I) introductory portion, (3)(s)(I)(B), (3)(s)(I)(B.5), (3)(s)(I)(C), and  
4 (3)(s)(I)(D); and **add** (3)(s)(II.5) as follows:

5           **39-1-104.2. Residential real property - valuation for**  
6 **assessment - legislative declaration - definitions.** (3) (s) (I) For  
7 property tax years commencing on or after January 1, 2025, ~~but before~~  
8 ~~January 1, 2027, if there are sufficient excess state revenues,~~ the valuation  
9 for assessment for qualified-senior primary residence real property,  
10 including multi-family qualified-senior primary residence real property,  
11 is:

12           (B) For ~~the~~ property tax ~~year~~ YEARS commencing on OR AFTER  
13 January 1, 2026, if the state board of equalization determines that the  
14 statewide actual value growth is less than or equal to five percent, for the  
15 purpose of a levy imposed by a local governmental entity, 6.8 percent of  
16 the amount equal to the actual value of the property minus either fifty  
17 percent of the first two hundred thousand dollars of that actual value plus  
18 the lesser of ten percent of the actual value of the property or seventy  
19 thousand dollars as increased for inflation in the first year of each  
20 subsequent reassessment cycle or the amount that causes the valuation for  
21 assessment of the property to be one thousand dollars;

22           (B.5) For ~~the~~ property tax ~~year~~ YEARS commencing on OR AFTER  
23 January 1, 2026, if the state board of equalization determines that the

1 statewide actual value growth is greater than five percent, for the purpose  
2 of a levy imposed by a local governmental entity, 6.7 percent of the  
3 amount equal to the actual value of the property minus either fifty percent  
4 of the first two hundred thousand dollars of that actual value plus the  
5 lesser of ten percent of the actual value of the property or seventy  
6 thousand dollars as increased for inflation in the first year of each  
7 subsequent reassessment cycle or the amount that causes the valuation for  
8 assessment of the property to be one thousand dollars;

9 (C) For ~~the~~ property tax years commencing on OR AFTER January  
10 1, 2025, ~~and January 1, 2026~~, if the state board of equalization determines  
11 that the statewide actual value growth is less than or equal to five percent,  
12 for the purpose of a levy imposed by a school district, 7.05 percent of the  
13 amount equal to the actual value of the property minus the lesser of fifty  
14 percent of the first two hundred thousand dollars of that actual value or  
15 the amount that causes the valuation for assessment of the property to be  
16 one thousand dollars; except that the valuation for assessment for the  
17 purpose of a levy imposed by a school district may be temporarily  
18 reduced for a property tax year as set forth in section 29-1-1702.5; and

19 (D) For ~~the~~ property tax years commencing on OR AFTER January  
20 1, 2025, ~~and January 1, 2026~~, if the state board of equalization determines  
21 that the statewide actual value growth is greater than five percent, for the  
22 purpose of a levy imposed by a school district, 6.95 percent of the amount  
23 equal to the actual value of the property minus the lesser of fifty percent  
24 of the first two hundred thousand dollars of that actual value or the  
25 amount that causes the valuation for assessment of the property to be one  
26 thousand dollars; except that the valuation for assessment for the purpose  
27 of a levy imposed by a school district may be temporarily reduced for a

1 property tax year as set forth in section 29-1-1702.5.

2 (II.5) FOR REASSESSMENT CYCLES COMMENCING ON OR AFTER  
3 JANUARY 1, 2027, THE ADMINISTRATOR SHALL PUBLISH THE  
4 INFLATION-INCREASED VALUE USED TO CALCULATE THE VALUATION FOR  
5 ASSESSMENT PURSUANT TO SUBSECTIONS (3)(S)(I)(B) AND (3)(S)(I)(B.5)  
6 OF THIS SECTION.

7 **SECTION 2.** In Colorado Revised Statutes, 39-1-104.6, **amend**  
8 (9)(a) introductory portion, (9)(c)(I)(A), and (9)(d) as follows:

9 **39-1-104.6. Qualified-senior primary residence real property**  
10 **- valuation for assessment - reimbursement to local governments for**  
11 **reduced valuation - temporary mechanism for refunding excess state**  
12 **revenues - legislative declaration - definitions. (9) Reporting and**  
13 **reimbursement of property tax revenue reductions.** (a) No later than  
14 March 1, 2026, and no later than EACH March 1 ~~2027~~ THEREAFTER, each  
15 treasurer shall forward to the administrator a report on the properties in  
16 the assessor's county that were classified as qualified-senior primary  
17 residence real property for the previous property tax year. The  
18 administrator shall cross-check the report as specified in subsection (9)(b)  
19 of this section before correcting it, if necessary, and forwarding it to the  
20 state treasurer to enable the state treasurer to issue a reimbursement  
21 warrant to each treasurer in accordance with subsection (9)(c) of this  
22 section. The report must include:

23 (c) (I) (A) No later than April 15, 2026, and no later than EACH  
24 April 15 ~~2027~~ THEREAFTER, the state treasurer shall issue a warrant to  
25 each treasurer for the amount needed to fully reimburse all local  
26 governmental entities within the treasurer's county for the total property  
27 tax revenue lost for the prior property tax year that are payable during the

1 year in which the state treasurer issues the warrant. The reimbursement  
2 must be paid from the state general fund and is not subject to the statutory  
3 limitation on state general fund appropriations set forth in section  
4 24-75-201.1.

5 (d) In accordance with subsection (9)(b) of this section, for any  
6 property tax year commencing on or after January 1, 2025, ~~but before~~  
7 ~~January 1, 2027~~, the state treasurer shall not reimburse a treasurer for total  
8 property tax revenue lost as a result of a classification of real property as  
9 qualified-senior primary residence real property that was erroneously  
10 granted in the treasurer's county. If, pursuant to subsection (9)(b) of this  
11 section, the administrator advises the state treasurer that the state treasurer  
12 has provided either too much or too little reimbursement to a treasurer for  
13 classifications of real property as qualified-senior primary residence real  
14 property granted in the treasurer's county for any prior property tax year  
15 commencing on or after January 1, 2025, ~~but before January 1, 2027~~, the  
16 state treasurer shall adjust the reimbursement for the current property tax  
17 year as directed by the administrator in order to correct the error.

18 **SECTION 3. Act subject to petition - effective date.** This act  
19 takes effect at 12:01 a.m. on the day following the expiration of the  
20 ninety-day period after final adjournment of the general assembly; except  
21 that, if a referendum petition is filed pursuant to section 1 (3) of article V  
22 of the state constitution against this act or an item, section, or part of this  
23 act within such period, then the act, item, section, or part will not take  
24 effect unless approved by the people at the general election to be held in  
25 November 2026 and, in such case, will take effect on the date of the  
26 official declaration of the vote thereon by the governor.