

First Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO

INTRODUCED

LLS NO. 25-0687.01 Megan McCall x4215

HOUSE BILL 25-1199

HOUSE SPONSORSHIP

Espenoza,

SENATE SPONSORSHIP

(None),

House Committees
Finance

Senate Committees

A BILL FOR AN ACT

101 CONCERNING AN ALTERNATE REAL PROPERTY TAX PAYMENT OPTION
102 FOR CERTAIN TAXPAYERS.

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>.)

Under current law, property taxes must be paid either in full on or before April 30 or in 2 equal installments, the first due on or before the last day of February and the second due on or before June 15. For property tax payments made for property tax years commencing on or after January 1, 2025, the bill creates a 4-installment-payment option for taxpayers that owe real property taxes in an amount greater than \$25 on

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.

residential real property or real property that is listed by the assessor under any improved commercial subclass codes and that do not have such taxes paid out of an escrow account by a mortgage company (allowed taxpayers).

Under the 4-installment-payment option, allowed taxpayers may pay their real property taxes owed on residential real property or real property that is listed by the assessor under any improved commercial subclass codes in 4 equal installments, the first due on or before the last day of February, the second due on or before April 30, the third due on or before July 15, and the fourth due on or before September 15. An allowed taxpayer must pay at least half of their real property taxes owed on or before April 30 to be permitted to make installment payments pursuant to the 4-installment-payment option in that year, however, an allowed taxpayer can pay in full the real property taxes owed at any time after April 30 and up to the day before the date of the sale of a tax lien on the allowed taxpayer's property, including delinquent interest, if any. County treasurers are required to provide information about the 4-installment-payment option with tax statements.

An allowed taxpayer that does not pay the third installment of real property taxes owed on or before July 15 owes delinquent interest on the unpaid third installment at a rate of 1% per month that the installment is unpaid accruing from July 16, and if an allowed taxpayer does not pay the fourth installment of real property taxes owed on or before September 15, the allowed taxpayer owes delinquent interest on the unpaid fourth installment at a rate of 1% per month that the installment is unpaid accruing from September 16.

Current law requires the county treasurer to provide notice to taxpayers that have unpaid property taxes that, if remaining unpaid, may be subject to a tax lien sale by no later than September 1. Under the bill, allowable taxpayers paying pursuant to the 4-installment-payment option have until September 15 to make their fourth installment payment of real property taxes. Accordingly, the bill extends the September 1 notice deadline to October 15.

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

2 **SECTION 1.** In Colorado Revised Statutes, 39-10-102, **amend**

3 (1)(b)(I) as follows:

4 **39-10-102. When taxes payable.** (1) (b) (I) Except as otherwise
5 provided in article 1.5 of this ~~title~~ TITLE 39, all property taxes ~~shall~~
6 become due and payable on January 1 of the year following ~~that~~ THE

1 YEAR in which they are levied and, EXCEPT AS OTHERWISE PROVIDED IN
2 SECTION 39-10-104.5 (3.5)(c), ~~shall~~ become delinquent on June 16 of ~~said~~
3 THE year IN WHICH THEY ARE DUE AND PAYABLE.

4 **SECTION 2.** In Colorado Revised Statutes, 39-10-103, **add**
5 (1)(e) as follows:

6 **39-10-103. Tax statement - repeal.** (1) (e) THE TREASURER
7 SHALL INCLUDE WITH THE STATEMENT INFORMATION ABOUT THE
8 FOUR-INSTALLMENT-PAYMENT OPTION PROVIDED FOR IN SECTION
9 39-10-104.5 (3.5), INCLUDING WHICH TAXPAYERS ARE ALLOWED
10 TAXPAYERS, AS DEFINED IN SECTION 39-10-104.5 (1.5)(a).

11 **SECTION 3.** In Colorado Revised Statutes, 39-10-104.5, **amend**
12 (2), (3)(a)(I), and (6); and **add** (1.5) and (3.5) as follows:

13 **39-10-104.5. Payment dates - optional payment dates - failure**
14 **to pay - delinquency - definitions - repeal.** (1.5) AS USED IN THIS
15 SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

16 (a) "ALLOWED TAXPAYER" MEANS A PERSON THAT OWES
17 PROPERTY TAXES ON APPLICABLE PROPERTY AND THAT DOES NOT HAVE
18 MONEY HELD IN ESCROW FOR THE PAYMENT OF AD VALOREM TAXES
19 UNDER ANY DEED OF TRUST, MORTGAGE, OR OTHER AGREEMENT
20 ENCUMBERING OR PERTAINING TO THE APPLICABLE PROPERTY.

21 (b) "APPLICABLE PROPERTY" MEANS TAXABLE PROPERTY THAT IS
22 EITHER RESIDENTIAL REAL PROPERTY OR REAL PROPERTY THAT IS LISTED
23 BY THE ASSESSOR UNDER ANY IMPROVED COMMERCIAL SUBCLASS CODES.

24 (c) "FOUR-INSTALLMENT-PAYMENT OPTION" MEANS THE OPTION
25 FOR ALLOWED TAXPAYERS TO PAY REAL PROPERTY TAXES THAT ARE DUE
26 ON APPLICABLE PROPERTY IN FOUR EQUAL INSTALLMENTS AS SET FORTH
27 IN SUBSECTION (3.5)(a) OF THIS SECTION.

1 (d) "TWO-INSTALLMENT-PAYMENT OPTION" MEANS THE OPTION
2 FOR TAXPAYERS TO PAY PROPERTY TAXES IN TWO EQUAL INSTALLMENTS
3 AS SET FORTH IN SUBSECTION (2) OF THIS SECTION.

4 (2) Except as provided in subsections ~~(3.5)~~, (6), and (7) of this
5 section, at the option of the taxpayer, property taxes may be paid in full
6 or in two equal installments, the first such installment to be paid on or
7 before the last day of February and the second installment to be paid no
8 later than ~~the fifteenth day of June~~ JUNE 15.

9 (3) (a) (I) If the first installment FOR THE TWO-INSTALLMENT-
10 PAYMENT OPTION is not paid on or before the last day of February, then
11 delinquent interest on the first installment ~~shall accrue~~ ACCRUES at the
12 rate of one percent per month from ~~the first day of March~~ MARCH 1 until
13 the date of payment; except that, if payment of the first installment is
14 made after the last day of February but not later than thirty days after the
15 mailing by the treasurer of the tax statement, or true and actual
16 notification of an electronic statement, pursuant to section 39-10-103
17 (1)(a), no such delinquent interest ~~shall accrue~~ ACCRUES. If the second
18 installment FOR THE TWO-INSTALLMENT-PAYMENT OPTION is not paid by
19 ~~the fifteenth day of June~~ JUNE 15, delinquent interest on the second
20 installment ~~shall accrue~~ ACCRUES at the rate of one percent per month
21 from ~~the sixteenth day of June~~ JUNE 16 until the date of payment. FOR THE
22 TWO-INSTALLMENT-PAYMENT OPTION, interest on the first installment
23 ~~shall continue~~ CONTINUES to accrue at the same time that interest is
24 accruing on the unpaid portion of the second installment. The taxpayer
25 ~~shall continue to have~~ HAS the option of paying delinquent property taxes
26 in two equal installments FOR THE TWO- INSTALLMENT-PAYMENT OPTION
27 until one day prior to the sale of the tax lien on such property pursuant to

1 article 11 of this title 39.

2 (3.5) (a) SUBJECT TO SUBSECTION (3.5)(b) OF THIS SECTION, FOR
3 PROPERTY TAX PAYMENTS MADE FOR PROPERTY TAX YEARS COMMENCING
4 ON OR AFTER JANUARY 1, 2025, AN ALLOWED TAXPAYER HAS THE OPTION
5 TO PAY REAL PROPERTY TAXES DUE ON THE ALLOWED TAXPAYER'S
6 APPLICABLE PROPERTY IN FOUR EQUAL INSTALLMENTS AS FOLLOWS:

7 (I) THE FIRST INSTALLMENT TO BE PAID ON OR BEFORE THE LAST
8 DAY OF FEBRUARY;

9 (II) THE SECOND INSTALLMENT TO BE PAID ON OR BEFORE APRIL
10 30;

11 (III) THE THIRD INSTALLMENT TO BE PAID ON OR BEFORE JULY 15;
12 AND

13 (IV) THE FOURTH INSTALLMENT TO BE PAID ON OR BEFORE
14 SEPTEMBER 15.

15 (b) (I) (A) AN ALLOWED TAXPAYER THAT HAS NOT PAID AN
16 AMOUNT EQUAL TO AT LEAST HALF OF THE REAL PROPERTY TAXES DUE ON
17 THE ALLOWED TAXPAYER'S APPLICABLE PROPERTY ON OR BEFORE APRIL
18 30 IS PROHIBITED FROM MAKING INSTALLMENT PAYMENTS PURSUANT TO
19 THE FOUR-INSTALLMENT-PAYMENT OPTION IN THAT YEAR.

20 (B) AN ALLOWED TAXPAYER THAT HAS PAID AN AMOUNT EQUAL
21 TO AT LEAST HALF OF THE REAL PROPERTY TAXES DUE ON THE ALLOWED
22 TAXPAYER'S APPLICABLE PROPERTY ON OR BEFORE APRIL 30 IS PRESUMED
23 TO BE MAKING INSTALLMENT PAYMENTS PURSUANT TO THE
24 FOUR-INSTALLMENT-PAYMENT OPTION AND DELINQUENT INTEREST, IF
25 APPLICABLE, IS CALCULATED IN ACCORDANCE WITH SUBSECTION (3.5)(c)
26 OF THIS SECTION.

27 (II) AN ALLOWED TAXPAYER THAT IS MAKING INSTALLMENT

1 PAYMENTS PURSUANT TO THE FOUR-INSTALLMENT-PAYMENT OPTION AND
2 THAT AFTER APRIL 30 DOES NOT PAY AN INSTALLMENT OF REAL PROPERTY
3 TAXES DUE ON AN APPLICABLE PROPERTY IN ACCORDANCE WITH
4 SUBSECTION (3.5)(a)(III) OR (3.5)(a)(IV) OF THIS SECTION CONTINUES TO
5 HAVE THE OPTION OF PAYING DELINQUENT PROPERTY TAXES, INCLUDING
6 DELINQUENT INTEREST CALCULATED IN ACCORDANCE WITH SUBSECTION
7 (3.5)(c) OF THIS SECTION, IN TWO EQUAL INSTALLMENTS UNTIL ONE DAY
8 PRIOR TO THE SALE OF THE TAX LIEN ON THE APPLICABLE PROPERTY
9 PURSUANT TO ARTICLE 11 OF THIS TITLE 39.

10 (III) AT ANY TIME AFTER APRIL 30 AND BEFORE THE DAY OF THE
11 SALE OF THE TAX LIEN ON THE APPLICABLE PROPERTY PURSUANT TO
12 ARTICLE 11 OF THIS TITLE 39, AN ALLOWED TAXPAYER THAT IS MAKING
13 INSTALLMENT PAYMENTS PURSUANT TO THE
14 FOUR-INSTALLMENT-PAYMENT OPTION MAY PAY IN FULL THE REAL
15 PROPERTY TAXES DUE ON THE APPLICABLE PROPERTY, INCLUDING ANY
16 DELINQUENT INTEREST, IF APPLICABLE, CALCULATED IN ACCORDANCE
17 WITH SUBSECTION (3.5)(c) OF THIS SECTION.

18 (c) (I) (A) IF AN ALLOWED TAXPAYER MAKING INSTALLMENT
19 PAYMENTS PURSUANT TO THE FOUR-INSTALLMENT-PAYMENT OPTION DOES
20 NOT PAY THE THIRD INSTALLMENT OF THE REAL PROPERTY TAXES DUE ON
21 THE APPLICABLE PROPERTY IN ACCORDANCE WITH SUBSECTION
22 (3.5)(a)(III) OF THIS SECTION, THE TAXES DUE FOR THE THIRD
23 INSTALLMENT ARE DELINQUENT ON JULY 16.

24 (B) ON OR AFTER JULY 16, AN ALLOWED TAXPAYER MAKING
25 INSTALLMENT PAYMENTS PURSUANT TO THE
26 FOUR-INSTALLMENT-PAYMENT OPTION THAT HAS NOT PAID THE THIRD
27 INSTALLMENT OF THE REAL PROPERTY TAXES DUE ON THE APPLICABLE

1 PROPERTY IN ACCORDANCE WITH SUBSECTION (3.5)(a)(III) OF THIS
2 SECTION OWES DELINQUENT INTEREST ON THE UNPAID INSTALLMENT,
3 WHICH IS CALCULATED AT A RATE OF ONE PERCENT FOR EACH MONTH
4 THAT THE ALLOWED TAXPAYER DOES NOT PAY THE INSTALLMENT ON OR
5 AFTER JULY 15.

6 (II) (A) IF AN ALLOWED TAXPAYER MAKING INSTALLMENT
7 PAYMENTS PURSUANT TO THE FOUR-INSTALLMENT-PAYMENT OPTION DOES
8 NOT PAY THE FOURTH INSTALLMENT OF THE REAL PROPERTY TAXES DUE
9 ON THE APPLICABLE PROPERTY IN ACCORDANCE WITH SUBSECTION
10 (3.5)(a)(IV) OF THIS SECTION, THE TAXES DUE FOR THE FOURTH
11 INSTALLMENT ARE DELINQUENT ON SEPTEMBER 16.

12 (B) ON OR AFTER SEPTEMBER 16, AN ALLOWED TAXPAYER MAKING
13 INSTALLMENT PAYMENTS PURSUANT TO THE
14 FOUR-INSTALLMENT-PAYMENT OPTION THAT HAS NOT PAID THE FOURTH
15 INSTALLMENT OF THE REAL PROPERTY TAXES DUE ON THE APPLICABLE
16 PROPERTY IN ACCORDANCE WITH SUBSECTION (3.5)(a)(IV) OF THIS
17 SECTION OWES DELINQUENT INTEREST ON THE UNPAID INSTALLMENT,
18 WHICH IS CALCULATED AT A RATE OF ONE PERCENT FOR EACH MONTH
19 THAT THE ALLOWED TAXPAYER DOES NOT PAY THE INSTALLMENT ON OR
20 AFTER SEPTEMBER 15.

21 (6) ~~There shall be~~ No installment payment of property taxes
22 ~~totaling~~ MAY TOTAL less than twenty-five dollars UNDER EITHER THE TWO-
23 INSTALLMENT-PAYMENT OPTION OR THE FOUR-INSTALLMENT-PAYMENT
24 OPTION, and PROPERTY TAXES THAT TOTAL LESS THAN TWENTY-FIVE
25 DOLLARS MUST be paid in full no later than ~~the last day of April~~ APRIL 30.
26 If such taxes are not paid prior to ~~the last day of April~~ APRIL 30,
27 delinquent interest on the amount ~~thereof shall accrue~~ ACCRUES at the rate

1 of one percent per month from ~~the first day of May~~ MAY 1 until the date
2 of payment.

3 **SECTION 4.** In Colorado Revised Statutes, **amend** 39-11-101 as
4 follows:

5 **39-11-101. Notice to delinquent owner.** The treasurer shall make
6 a list of all lands and town lots the tax liens on which are subject to sale,
7 describing such land and town lots as the same are described on the tax
8 roll. Except as otherwise provided in section 39-2-117 (1)(a), no later
9 than ~~September 1~~ OCTOBER 15 of each year, the treasurer shall send a
10 notice by mail, at the person's last-known address, to each person by
11 whom taxes for the previous year are known to be due and unpaid. The
12 notice shall indicate the amount of the person's delinquency and state that
13 if the amount of the delinquency is not paid by the date specified in the
14 notice, which shall not be less than fifteen days from the date of mailing
15 of the notice, the treasurer will advertise and sell a tax lien on the person's
16 property on the date specified in the notice at public auction for the
17 delinquent taxes, interest, and applicable fees. ~~If such list is not made~~
18 ~~until after September 1, the sale held thereunder shall not be void by~~
19 ~~reason thereof~~ THE FAILURE OF THE TREASURER TO MAKE THE LIST
20 REQUIRED BY THIS SECTION BY NO LATER THAN OCTOBER 15 DOES NOT
21 VOID THE SALE OF A LISTED TAX LIEN.

22 **SECTION 5. Act subject to petition - effective date.** (1) Except
23 as otherwise provided in subsection (2) of this section, this act takes
24 effect at 12:01 a.m. on the day following the expiration of the ninety-day
25 period after final adjournment of the general assembly; except that, if a
26 referendum petition is filed pursuant to section 1 (3) of article V of the
27 state constitution against this act or an item, section, or part of this act

1 within such period, then the act, item, section, or part will not take effect
2 unless approved by the people at the general election to be held in
3 November 2026 and, in such case, will take effect on the date of the
4 official declaration of the vote thereon by the governor.

5 (2) Section 4 of this act takes effect January 1, 2026.