

Second Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO

REENGROSSED

*This Version Includes All Amendments
Adopted in the House of Introduction*

LLS NO. 26-0269.01 Rebecca Bayetti x4348

SENATE BILL 26-046

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A BILL FOR AN ACT

101 **CONCERNING PROCEDURAL REQUIREMENTS FOR THE ADMINISTRATION**
102 **OF PROPERTY TAX, AND, IN CONNECTION THEREWITH,**
103 **MODIFYING DEADLINES AND CERTAIN REQUIREMENTS FOR**
104 **TRANSMITTING INFORMATION RELATED TO TAXABLE PROPERTY.**

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 makes multiple changes to procedural requirements for the administration of property tax in 2 broad categories: Deadlines and requirements for transmitting information.

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.

SENATE
3rd Reading Unamended
February 25, 2026

SENATE
Amended 2nd Reading
February 24, 2026

Modifications to deadlines. The bill modifies property tax-related deadlines as follows:

- Aligns the regular and late application dates for the qualified-senior primary residence real property classification and the property tax exemption for qualifying veterans with disabilities and their spouses with those for the property tax exemption for qualifying seniors and their spouses. The regular application deadline is July 15 and late applications may be accepted until August 15 (**sections 1, 5, and 6** of the bill).
- Increases from \$10,000 to \$20,000 the current threshold for a board of county commissioners (board) to recommend, or a county assessor with the approval of a board to settle, an abatement or refund of taxes. The threshold for the board being required to submit recommended abatement applications to the property tax administrator (administrator) for review is similarly increased from \$10,000 to \$20,000. The board is not required to submit an application to the administrator in the case of an abatement or refund caused by a valuation change made to ensure matching values within the same reassessment cycle (**section 3**).
- Changes the real property protest deadline from June 8 to June 1 (**sections 7 and 8**);
- Changes the deadline for a county assessor to send a notice of valuation of personal property from June 15 to July 15 and changes the personal property protest deadline from June 30 to July 31 for a county that uses alternate protest and appeal procedures (alternate procedures) to determine objections and protests for taxable property (**sections 7 and 8**);
- Clarifies that a county's use of alternate procedures may apply to real or personal property, or both (**section 9**); and
- Aligns the protest deadline for personal property with the date that county assessors must conclude their hearings on such protests so that both the protest and hearing conclusion dates for personal property are June 30, or, for a county that uses alternate procedures, July 31 (**section 8**).

Modifications to requirements for transmitting information. The bill modifies requirements for transmitting property tax information as follows:

- Clarifies that a county assessor or the board may transmit a required abstract of assessment, certification of taxes levied, or application for a recommended abatement or refund in excess of \$20,000 to the administrator in a paper

- or electronic format (**sections 2, 3, 4, 10 and 11**);
- Reduces the number of copies of an application for a recommended abatement or refund in excess of \$20,000 that the board must send to the administrator for review to one (**section 3**);
- Reduces the number of copies of a notice of determination that an assessor must send to a taxpayer who has objected to the valuation of the taxpayer's property to one (**section 8**); and
- Reduces the number of copies of an abstract of assessment that need to be prepared to one (**sections 4, 10, and 11**).

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

2 **SECTION 1.** In Colorado Revised Statutes, 39-1-104.6, **amend**
 3 (7)(b)(II) as follows:

4 **39-1-104.6. Qualified-senior primary residence real property**
 5 **- valuation for assessment - reimbursement to local governments for**
 6 **reduced valuation - temporary mechanism for refunding excess state**
 7 **revenues - legislative declaration - definitions.**

8 (7) **Notice of classification - appeal.**

9 (b) (II) An individual who has not timely filed an application with
 10 the assessor by ~~March 15~~ JULY 15 may file a late application no later than
 11 the ~~July 15~~ AUGUST 15 that immediately follows that deadline. The
 12 assessor shall accept any such application but may not accept any late
 13 application filed after ~~July 15~~ AUGUST 15. A decision of an assessor to
 14 disallow the filing of a late application after July 15 AUGUST 15 or to
 15 grant or deny the classification to an applicant who has filed a late
 16 application after March 15 but no later than July 15 BUT NO LATER THAN
 17 AUGUST 15 is final, and an applicant who is denied late filing or
 18 classification of property as qualified-senior primary residence real
 19 property may not contest the denial.

1 **SECTION 2.** In Colorado Revised Statutes, 39-1-111, **amend** (2)
2 as follows:

3 **39-1-111. Taxes levied by board of county commissioners.**

4 (2) As soon as such levies have been made, the board of county
5 commissioners, or other body authorized by law to levy taxes, or either
6 group's authorized party shall forthwith certify all such levies to the
7 assessor, upon forms prescribed by the administrator, and shall transmit
8 a copy of such certification to the administrator, to the division of local
9 government, and to the department of education, IN AN ELECTRONIC OR
10 PAPER FORMAT.

11 **SECTION 3.** In Colorado Revised Statutes, 39-1-113, **amend**
12 (1.5), (2), and (3) as follows:

13 **39-1-113. Abatement and refund of taxes.**

14 (1.5) Upon authorization by the board of county commissioners,
15 the assessor may review petitions for abatement or refund and settle by
16 written mutual agreement any such petition for abatement or refund in an
17 amount of ~~ten~~ TWENTY thousand dollars or less per tract, parcel, or lot of
18 land or per schedule of personal property. Any abatement or refund
19 agreed upon and settled pursuant to this subsection (1.5) shall not be
20 subject to the requirements of subsection (1) of this section.

21 (2) (a) Whenever any abatement or refund in an amount of ~~ten~~
22 TWENTY thousand dollars or less is recommended by the board of county
23 commissioners, the board shall order the abatement of taxes pro rata for
24 all levies applicable to such property, or, in the case of a refund, the board
25 shall order the refund of taxes pro rata by all jurisdictions receiving
26 payment thereof.

27 (b) Whenever any abatement or refund in an amount of ~~ten~~

1 TWENTY thousand dollars or less has been agreed upon and settled by the
2 assessor pursuant to subsection (1.5) of this section, the assessor shall
3 order the abatement of taxes pro rata for all levies applicable to such
4 property, or, in the case of a refund, the assessor shall order the refund of
5 taxes pro rata by all jurisdictions receiving payment thereof.

6 (3) Whenever any abatement or refund in an amount in excess of
7 ~~ten~~ TWENTY thousand dollars is recommended by the board of county
8 commissioners, THE BOARD SHALL SUBMIT ~~two copies~~ ONE COPY of an
9 application ~~therefor~~ FOR ABATEMENT OR REFUND IN AN ELECTRONIC OR
10 PAPER FORMAT, reciting the amount of such abatement or refund and the
11 grounds upon which it should be allowed, ~~shall be submitted~~ to the
12 administrator for review pursuant to section 39-2-116; EXCEPT THAT, THE
13 BOARD OF COUNTY COMMISSIONERS IS NOT REQUIRED TO SUBMIT AN
14 APPLICATION TO THE ADMINISTRATOR IN THE CASE OF AN ABATEMENT OR
15 REFUND CAUSED BY A VALUATION CHANGE TO ENSURE MATCHING VALUES
16 WITHIN THE SAME REASSESSMENT CYCLE. If an application is approved,
17 the board of county commissioners shall order the abatement of taxes pro
18 rata for all levies applicable to such property, or, in the case of a refund,
19 the board of county commissioners shall order the refund of taxes pro rata
20 by all jurisdictions receiving payment thereof.

21 **SECTION 4.** In Colorado Revised Statutes, 39-2-109, **amend**
22 **(1)(e) and (1)(k); repeal (2); and add (1)(n) as follows:**

23 **39-2-109. Duties, powers, and authority.**

24 **(1) It is the duty of the property tax administrator, and the**
25 **administrator shall have and exercise authority:**

26 **(e) To prepare and publish from time to time manuals, appraisal**
27 **procedures, and instructions, after consultation with the advisory**

1 committee to the property tax administrator and the approval of the state
2 board of equalization, concerning methods of appraising and valuing
3 land, improvements, personal property, and mobile homes, and to require
4 their utilization by assessors in valuing and assessing taxable property.
5 Said manuals, appraisal procedures, and instructions shall MUST be based
6 upon the three approaches to appraisal and the procedures set forth in
7 section 39-1-103 (5)(a). Such manuals, appraisal procedures, and
8 instructions shall be ARE subject to legislative review, the same as rules,
9 pursuant to section 24-4-103 (8)(d). Beginning January 1, 2023, the
10 administrator shall comply with subsection (2) of this section when
11 modifying the manuals, appraisal procedures, and instructions.

12 (k) To prepare and publish guidelines, after consultation with the
13 advisory committee to the property tax administrator and approval of the
14 state board of equalization, concerning the audit and compliance review
15 of oil and gas leasehold properties for property tax purposes, which shall
16 MUST be utilized by assessors, treasurers, and their agents. Such
17 guidelines shall be ARE subject to legislative review, the same as rules,
18 pursuant to section 24-4-103 (8)(d). Beginning January 1, 2023, the
19 administrator shall comply with subsection (2) of this section when
20 modifying the guidelines.

21 (n) TO PREPARE AND PUBLISH STANDARDIZED FORMS, INCLUDING
22 A LETTER OF AUTHORIZATION, FOR ALL LEVELS OF PROPERTY TAX APPEALS
23 AND TO DEVELOP AND PUBLISH GUIDELINES OR INSTRUCTIONS FOR THE USE
24 OF THE FORMS. ACCORDING TO THE GUIDELINES OR INSTRUCTIONS
25 PUBLISHED BY THE ADMINISTRATOR, NOTARIZATION OF THE FORMS IS NOT
26 REQUIRED SO LONG AS ALTERNATIVE INDICIA OF RELIABILITY AND
27 AUTHENTICITY ARE AVAILABLE.

1 ~~(2) (a) As used in this subsection (2), "property tax materials"~~
2 ~~means the manuals, appraisal procedures, instructions, and guidelines that~~
3 ~~the administrator prepares and publishes under the authority conferred by~~
4 ~~subsections (1)(c) and (1)(k) of this section.~~

5 ~~(b) Prior to proposing any changes to the property tax materials,~~
6 ~~the administrator shall conduct a public hearing described in subsection~~
7 ~~(2)(d) of this section. No less than two weeks prior to the hearing, the~~
8 ~~administrator shall publish notice of the proposed changes to the property~~
9 ~~tax materials. The administrator must include in the notice:~~

10 ~~(I) The date, time, and place of the hearing; and~~

11 ~~(II) Either the terms or substance of the proposed change or a~~
12 ~~description of the subjects and issues involved.~~

13 ~~(c) The administrator shall maintain a list of all persons who~~
14 ~~request notification of proposed changes to the property tax materials. On~~
15 ~~or before the date of the publication of notice required by subsection~~
16 ~~(2)(b) of this section, the administrator shall provide notice via email of~~
17 ~~the proposed changes to all persons on the list. The administrator shall not~~
18 ~~charge a fee for sending this email notice. Upon request of a person on~~
19 ~~the list, the administrator may mail the notice to the person. Any person~~
20 ~~on the list who requests to receive a copy of the proposed changes by mail~~
21 ~~must pay a fee to the administrator that is set based upon the~~
22 ~~administrator's actual cost of copying and mailing the proposed changes~~
23 ~~to the person. All fees collected by the administrator are continuously~~
24 ~~appropriated to the administrator solely for the purpose of defraying the~~
25 ~~cost of the notice.~~

26 ~~(d) At the place and time stated in the notice, the administrator~~
27 ~~shall hold a public hearing at which the administrator shall afford~~

1 interested persons an opportunity to submit written data, views, or
2 arguments and to present the same orally unless the administrator deems
3 it unnecessary. The administrator shall consider all submissions when
4 finalizing a proposed change to the property tax materials that the
5 administrator submits to the advisory committee to the property tax
6 administrator for the advisory committee's review in accordance with
7 section 39-2-131 (1).

8 (c) The administrator shall adopt proposed changes to the property
9 tax materials consistent with the subject matter as set forth in the notice
10 required by subsection (2)(b) of this section prior to consideration by the
11 advisory committee to the property tax administrator.

12 (f) Any interested person shall have the right to petition the
13 administrator in writing for the issuance, amendment, or repeal of any
14 property tax materials. The petition is open to public inspection. The
15 administrator is not required to take any action based on a petition, but
16 when the administrator proposes a change to the property tax materials,
17 the administrator shall consider all related written petitions.

18 **SECTION 5.** In Colorado Revised Statutes, 39-2-115, **amend**
19 (1)(a) as follows:

20 **39-2-115. Review of abstracts of assessment -**
21 **recommendations - repeal.**

22 (1) (a) No later than August 25 of each year, each county assessor
23 shall file with the property tax administrator ~~two copies~~ ONE COPY of an
24 abstract of assessment of the county IN AN ELECTRONIC OR PAPER FORMAT.

25 **SECTION 6.** In Colorado Revised Statutes, 39-2-125, **amend (1)**
26 introductory portion and (1)(c) as follows:

27 **39-2-125. Duties of the board - board of assessment appeals**

1 **cash fund - creation - accelerated appeal cash fund - repeal.**

2 (1) The board of assessment appeals shall perform the following
3 duties, such performance to be in accordance with the applicable
4 provisions of article 4 of title 24: C.R.S.

5 (c) Hear appeals from decisions of county boards of equalization
6 filed ~~not~~ NO later than THE LATER OF:

7 (I) SEPTEMBER 1;

8 (II) DECEMBER 1, IN A COUNTY THAT USES AN ALTERNATE
9 PROTEST AND APPEAL PROCEDURE PURSUANT TO SECTION 39-5-122.7; OR

10 (III) Thirty days after the entry of ~~any such~~ THE decision, IF THE
11 TAXPAYER WAS NOTIFIED OUTSIDE OF THE REGULAR NOTIFICATION
12 SCHEDULE DESCRIBED IN SECTION 39-5-121;

13 **SECTION 7.** In Colorado Revised Statutes, 39-2-131, **amend**
14 **(3)(b) as follows:**

15 **39-2-131. Function of the committee - notice of proposed**
16 **changes - property tax materials - definition.**

17 (3) (b) As used in this subsection (3), "property tax materials" ~~has~~
18 the same meaning as set forth in section 39-2-109 (2)(a) MEANS THE
19 MANUALS, APPRAISAL PROCEDURES, INSTRUCTIONS, AND GUIDELINES THAT
20 THE ADMINISTRATOR PREPARES AND PUBLISHES UNDER THE AUTHORITY
21 CONFERRED BY SECTIONS 39-2-109 (1)(e) AND (1)(k) OF THIS SECTION.

22 **SECTION 8.** In Colorado Revised Statutes, 39-3-205, **amend**
23 **(1)(b) as follows:**

24 **39-3-205. Exemption applications - penalty for providing false**
25 **information - confidentiality.**

26 (1) (b) To claim the exemption allowed by section 39-3-203 (1.5),
27 an individual shall file with the assessor a completed exemption

1 application and proof of qualifying veteran with a disability status no later
2 than ~~July~~ JULY 15 of the first property tax year for which the exemption
3 is claimed. An application returned by mail shall be deemed filed on the
4 date it is postmarked. An individual who filed an exemption application
5 with the division rather than with the assessor as was required before this
6 subsection (1)(b) was amended by Senate Bill 23-036, enacted in 2023,
7 and who qualified for and received an exemption for a property tax year
8 commencing before January 1, 2024, retains the exemption and is not
9 required to submit a new application or proof of qualifying veteran with
10 a disability status to the assessor.

11 **SECTION 9.** In Colorado Revised Statutes, 39-3-206, **amend**
12 (2)(a.7) as follows:

13 **39-3-206. Notice to individuals returning incomplete or**
14 **nonqualifying exemption applications - denial of exemption -**
15 **administrative remedies.**

16 (2) (a.7) An individual who wishes to claim the exemption for
17 qualifying veterans with a disability allowed by section 39-3-203 (1.5),
18 but who has not timely filed an exemption application, may request that
19 the assessor waive the application deadline and allow the individual to
20 file a late exemption application no later than the ~~August~~ AUGUST 15
21 that immediately follows the original application deadline. The assessor
22 may accept an application if, in the assessor's sole discretion, the
23 applicant shows good cause for not timely filing an application. If the
24 assessor accepts a late application, the assessor shall determine whether
25 the application should be granted or denied pursuant to subsection (1.5)
26 of this section and shall mail notice of its determination to the applicant
27 no later than the August 25 that immediately follows the late application

1 deadline. A decision of the assessor to allow or disallow the filing of a
2 late application or of an assessor to grant or deny an exemption to an
3 applicant who has filed a late application is final, and an applicant who
4 is denied late filing or an exemption may not contest the denial.

5 **SECTION 10.** In Colorado Revised Statutes, 39-5-121, **amend**
6 (1)(a)(I), (1.5)(a)(I), and (4)(a); and **add** (1.5)(a)(III) as follows:

7 **39-5-121. Notice of valuation - legislative declaration -**
8 **definition - repeal.**

9 (1) (a) (I) No later than May 1 in each year, the assessor shall mail
10 to each person who owns land or improvements a notice setting forth the
11 valuation of such land or improvements. For agricultural property, the
12 notice must separately state the actual value of such land or improvements
13 in the previous year, the actual value in the current year, and the amount
14 of any adjustment in actual value. For all other property, the notice must
15 state the total actual value of such land and improvements together in the
16 previous year, the total actual value in the current year, and the amount
17 of any adjustment in total actual value. The notice must not state the
18 valuation for assessment of such land or improvements or combination of
19 land and improvements. Based upon the classification of such taxable
20 property, the notice must also set forth the appropriate ratio of valuation
21 for assessment to be applied to said actual value prior to the calculation
22 of property taxes for the current year and that any change or adjustment
23 of the ratio of valuation for assessment ~~must~~ DOES not constitute grounds
24 for the protest or abatement of taxes. The notice must state, in bold-faced
25 type, that the taxpayer has the right to protest any adjustment in valuation,
26 the classification of the property that determines the assessment
27 percentage to be applied, and the dates and places at which the assessor

1 will hear such protest. The notice must also set forth the following: That,
2 to preserve the taxpayer's right to protest, the taxpayer shall notify the
3 assessor either in writing or in person of the taxpayer's objection and
4 protest; that such notice must be delivered, postmarked, or given in
5 person no later than ~~June 8~~ JUNE 1; and that, after such date, the
6 taxpayer's right to object and protest the adjustment in valuation is lost.
7 The notice must be mailed together with a form that, if completed by the
8 taxpayer, allows the taxpayer to explain the basis for the taxpayer's
9 valuation of the property. Such form may be completed by the taxpayer
10 to initiate an appeal of the assessor's valuation. However, in accordance
11 with section 39-5-122 (2), completion of this form does not constitute the
12 exclusive means of appealing the assessor's valuation. For the years that
13 intervene between changes in the level of value, if the difference between
14 the actual value of such land or improvements in the previous year and
15 the actual value of such land or improvements in the intervening year as
16 set forth in such notice constitutes an increase in actual value of more
17 than seventy-five percent, the assessor shall mail together with the notice
18 an explanation of the reasons for such increase in actual value.

19 (1.5) (a) (I) EXCEPT AS PROVIDED IN SUBSECTION (1.5)(a)(III) OF
20 THIS SECTION FOR A COUNTY THAT USES AN ALTERNATE PROTEST AND
21 APPEAL PROCEDURE PURSUANT TO SECTION 39-5-122.7, no later than June
22 15 each year, the assessor shall mail to each person who owns taxable
23 personal property a notice setting forth the valuation of the personal
24 property. The notice must state the actual value of such personal property
25 in the previous year, the actual value in the current year, and the amount
26 of any adjustment in actual value. The notice must not state the valuation
27 for assessment of the personal property. The notice must also set forth the

1 ratio of valuation for assessment to be applied to said actual value prior
2 to the calculation of property taxes for the current year. With the approval
3 of the board of county commissioners, the assessor may include in the
4 notice an estimate of the taxes owed for the current property tax year. If
5 such an estimate is included, the notice must clearly state that the tax
6 amount is merely an estimate based upon the best available information.
7 The notice must state, in bold-faced type, that the taxpayer has the right
8 to protest any adjustment in valuation but not the estimate of taxes if such
9 an estimate is included in the notice, and the dates and places at which the
10 assessor will hear protests. The notice must also set forth the following:
11 To preserve the taxpayer's right to protest, the taxpayer shall notify the
12 assessor either by mail or in person of the taxpayer's objection and
13 protest; that the notice must be postmarked or physically delivered no
14 later than June 30; and that, after such date, the taxpayer's right to object
15 and protest the adjustment in valuation is lost. The notice must be mailed
16 together with a form that, if completed by the taxpayer, allows the
17 taxpayer to explain the basis for the taxpayer's valuation of the property.
18 The form may be completed by the taxpayer to initiate an appeal of the
19 assessor's valuation. However, in accordance with section 39-5-122 (2),
20 completion of this form does not constitute the exclusive means of
21 appealing the assessor's valuation.

22 (III) FOR A COUNTY THAT USES AN ALTERNATE PROTEST AND
23 APPEAL PROCEDURE PURSUANT TO SECTION 39-5-122.7, NO LATER THAN
24 JULY 15 EACH YEAR, THE ASSESSOR SHALL MAIL TO EACH PERSON WHO
25 OWNS TAXABLE PERSONAL PROPERTY A NOTICE SETTING FORTH THE
26 VALUATION OF THE PERSONAL PROPERTY. THE NOTICE MUST STATE THE
27 ACTUAL VALUE OF SUCH PERSONAL PROPERTY IN THE PREVIOUS YEAR, THE

1 ACTUAL VALUE IN THE CURRENT YEAR, AND THE AMOUNT OF ANY
2 ADJUSTMENT IN ACTUAL VALUE. THE NOTICE MUST NOT STATE THE
3 VALUATION FOR ASSESSMENT OF THE PERSONAL PROPERTY. THE NOTICE
4 MUST ALSO SET FORTH THE RATIO OF VALUATION FOR ASSESSMENT TO BE
5 APPLIED TO SAID ACTUAL VALUE PRIOR TO THE CALCULATION OF
6 PROPERTY TAXES FOR THE CURRENT YEAR. WITH THE APPROVAL OF THE
7 BOARD OF COUNTY COMMISSIONERS, THE ASSESSOR MAY INCLUDE IN THE
8 NOTICE AN ESTIMATE OF THE TAXES OWED FOR THE CURRENT PROPERTY
9 TAX YEAR. IF SUCH AN ESTIMATE IS INCLUDED, THE NOTICE MUST CLEARLY
10 STATE THAT THE TAX AMOUNT IS MERELY AN ESTIMATE BASED UPON THE
11 BEST AVAILABLE INFORMATION. THE NOTICE MUST STATE, IN BOLD-FACE
12 TYPE, THAT THE TAXPAYER HAS THE RIGHT TO PROTEST ANY ADJUSTMENT
13 IN VALUATION BUT NOT THE ESTIMATE OF TAXES IF SUCH AN ESTIMATE IS
14 INCLUDED IN THE NOTICE, AND THE DATES AND PLACES AT WHICH THE
15 ASSESSOR WILL HEAR PROTESTS. THE NOTICE MUST ALSO SET FORTH THE
16 FOLLOWING: TO PRESERVE THE TAXPAYER'S RIGHT TO PROTEST, THE
17 TAXPAYER SHALL NOTIFY THE ASSESSOR EITHER BY MAIL OR IN PERSON OF
18 THE TAXPAYER'S OBJECTION AND PROTEST; THAT THE NOTICE MUST BE
19 POSTMARKED OR PHYSICALLY DELIVERED NO LATER THAN JULY 31; AND
20 THAT, AFTER SAID DATE, THE TAXPAYER'S RIGHT TO OBJECT AND PROTEST
21 THE ADJUSTMENT IN VALUATION IS LOST. THE NOTICE MUST BE MAILED
22 TOGETHER WITH A FORM THAT, IF COMPLETED BY THE TAXPAYER, ALLOWS
23 THE TAXPAYER TO EXPLAIN THE BASIS FOR THE TAXPAYER'S VALUATION
24 OF THE PROPERTY. THE FORM MAY BE COMPLETED BY THE TAXPAYER TO
25 INITIATE AN APPEAL OF THE ASSESSOR'S VALUATION. HOWEVER, IN
26 ACCORDANCE WITH SECTION 39-5-122 (2), COMPLETION OF THIS FORM
27 DOES NOT CONSTITUTE THE EXCLUSIVE MEANS OF APPEALING THE

1 ASSESSOR'S VALUATION.

2 (4) (a) Any notice of valuation required by subsections (1) and
3 (1.5) of this section sent to the owner of any real property must include
4 the following statement: "If a property owner does not timely object to
5 their property's valuation by ~~June 8~~ JUNE 1 under section 39-5-122,
6 ~~C.R.S.~~, they may file a request for an abatement under section 39-10-114
7 ~~C.R.S.~~, by contacting the county assessor."

8 **SECTION 11.** In Colorado Revised Statutes, 39-5-122, **amend**
9 (1)(a), (2), and (4) as follows:

10 **39-5-122. Taxpayer's remedies to correct errors.**

11 (1) (a) On or before May 1 of each year, the assessor shall give
12 public notice in at least one issue of a newspaper published in the
13 assessor's county that, beginning on the first working day after notices of
14 adjusted valuation are mailed to taxpayers, the assessor will sit to hear all
15 objections and protests concerning valuations of taxable real property
16 determined by the assessor for the current year; that, for a taxpayer's
17 objection and protest to be heard, notice must be given to the assessor;
18 and that such notice must be postmarked, delivered, or given in person by
19 ~~June 8~~ JUNE 1. The notice must also state that objections and protests
20 concerning valuations of taxable personal property determined by the
21 assessor for the current year will be heard commencing June 15; that, for
22 a taxpayer's objection and protest to be heard, notice must be given to the
23 assessor; and that such notice must be postmarked or physically delivered
24 by June 30 OR, FOR A COUNTY THAT USES AN ALTERNATE PROTEST AND
25 APPEAL PROCEDURE PURSUANT TO SECTION 39-5-122.7, BY JULY 31. If
26 there is no such newspaper, then such notice must be conspicuously
27 posted in the offices of the assessor, the treasurer, and the county clerk

1 and recorder and in at least two other public places in the county seat. The
2 assessor shall send news releases containing such notice to radio stations,
3 television stations, and newspapers of general circulation in the county.

4 (2) If any person is of the opinion that the person's property has
5 been valued too high, has been twice valued, or is exempt by law from
6 taxation or that property has been erroneously assessed to such person, the
7 person may appear before the assessor and object, complete the form
8 mailed with the person's notice of valuation pursuant to section 39-5-121
9 (1) or (1.5), or file a written letter of objection and protest by mail with
10 the assessor's office before the last day specified in the notice, stating in
11 general terms the reason for the objection and protest. Reasons for the
12 objection and protest may include, but shall not be limited to, the
13 installation and operation of surface equipment relating to oil and gas
14 wells on agricultural land. Any change or adjustment of any ratio of
15 valuation for assessment shall not constitute grounds for an objection. If
16 the form initiating an appeal or the written letter of objection and protest
17 is filed by mail, it shall be presumed that it was received as of the day it
18 was postmarked. If the form initiating an appeal or the written letter of
19 objection and protest is hand-delivered, the date it was received by the
20 assessor shall be stamped on the form or letter. As stated in the public
21 notice given by the assessor pursuant to subsection (1) of this section, the
22 taxpayer's notification to the assessor of the taxpayer's objection and
23 protest to the adjustment in valuation must be delivered, postmarked, or
24 given in person by ~~June 8~~ JUNE 1 in the case of real property. In the case
25 of personal property, the notice must be postmarked or physically
26 delivered by June 30; EXCEPT THAT, FOR A COUNTY THAT USES AN
27 ALTERNATE PROTEST AND APPEAL PROCEDURE PURSUANT TO SECTION

1 39-5-122.7, THE NOTICE MUST BE POSTMARKED OR PHYSICALLY
2 DELIVERED BY JULY 31. All such forms and letters received from
3 protesters shall be presumed to be on time unless the assessor can present
4 evidence to show otherwise. The county shall not prescribe the written
5 form of objection and protest to be used. The protester shall have the
6 opportunity on the days specified in the public notice to present the
7 protester's objection in writing or protest in person and be heard, whether
8 or not there has been a change in valuation of such property from the
9 previous year and whether or not any change is the result of a
10 determination by the assessor for the current year or by the state board of
11 equalization for the previous year. If the assessor finds any valuation to
12 be erroneous or otherwise improper, the assessor shall correct the error.
13 If the assessor declines to change any valuation that the assessor has
14 determined, the assessor shall provide reasons in writing on the form
15 described in section 39-8-106, shall insert the information otherwise
16 required by the form, and shall mail ~~two copies~~ ONE COPY of the
17 completed form to the person presenting the objection and protest so
18 denied on or before the last regular working day of the assessor in June
19 in the case of real property and on or before July 10 in the case of
20 personal property; except that, if a county uses an alternate protest and
21 appeal procedure pursuant to section 39-5-122.7, the assessor shall mail
22 the copies on or before August 15 in the case of both real and personal
23 property.

24 (4) The assessor shall continue the assessor's hearings from day
25 to day until all objections and protests have been heard, but all such
26 hearings must be concluded by ~~June 8~~ JUNE 1 in the case of real property
27 and ~~July 5~~ JUNE 30 in the case of personal property; EXCEPT THAT, FOR A

1 COUNTY THAT USES AN ALTERNATE PROTEST AND APPEAL PROCEDURE
2 PURSUANT TO SECTION 39-5-122.7, THE HEARINGS MUST BE CONCLUDED
3 BY JULY 31 IN THE CASE OF PERSONAL PROPERTY.

4 **SECTION 12.** In Colorado Revised Statutes, 39-5-122.7, **amend**
5 (1) and (4) as follows:

6 **39-5-122.7. Alternate protest and appeal procedure for**
7 **specified counties.**

8 (1) The governing body of any county may, at the request of the
9 assessor, elect to use an alternate protest and appeal procedure to
10 determine objections and protests concerning valuations of taxable REAL
11 OR PERSONAL property. The election ~~shall~~ MUST not be made unless the
12 assessor has requested the use of the alternative protest and appeal
13 procedure. The election ~~shall~~ MUST be made on or before May 1 of each
14 year and ~~shall be~~ IS effective for all objections and protests concerning
15 valuations of taxable REAL OR PERSONAL property for the year. The
16 governing body of the county shall provide notice of the election to the
17 board of assessment appeals and to the district court in such county.

18 (4) Notwithstanding subsection (1) of this section, beginning
19 January 1, 2024, counties with a population greater than three hundred
20 thousand, as determined pursuant to the most recently published
21 population estimates from the state demographer appointed by the
22 executive director of the department of local affairs, shall in any year of
23 general reassessment of real property that is valued biennially by an
24 assessor pursuant to section 39-1-104 (10.2) use an alternative protest and
25 appeal procedure to determine objections and protests concerning
26 valuations of taxable REAL property. When following an alternative
27 protest and appeal procedure pursuant to this subsection (4), the assessor

1 shall issue any written determination regarding the objection and protest
2 by the date specified in section 39-5-122 (2).

3 **SECTION 13.** In Colorado Revised Statutes, 39-5-123, **amend**
4 (1)(a) and (2) as follows:

5 **39-5-123. Abstract of assessment or amended abstract of**
6 **assessment.**

7 (1) (a) Upon conclusion of hearings by the county board of
8 equalization, as provided in article 8 of this title 39, the assessor shall
9 complete the assessment roll of all taxable property within the assessor's
10 county, and, no later than August 25 in each year or no later than
11 November 21 in each year in any county that uses an alternate protest and
12 appeal procedure pursuant to section 39-5-122.7, the assessor shall
13 prepare therefrom ~~three copies~~ of the abstract of assessment and in
14 person, and not by deputy, shall subscribe the assessor's name, under oath,
15 to the following statement, which shall be a part of such abstract:

16 I,, the assessor of county,
17 Colorado, do solemnly swear that in the assessment roll of
18 such county I have listed and valued all taxable property
19 located therein and that such property has been assessed
20 for the current year in the manner prescribed by law and
21 that the foregoing abstract of assessment is a true and
22 correct compilation of each schedule.

23

24 (2) The assessor shall file, ~~two copies~~ IN AN ELECTRONIC OR PAPER
25 FORMAT, ONE COPY of the abstract of assessment with the administrator,
26 and, appended thereto, the assessor shall also file the aggregate valuation
27 for assessment of all taxable property in the county, each municipality,

1 and each school district within the county, by classes and subclasses, on
2 a form prescribed by the administrator.

3 **SECTION 14.** In Colorado Revised Statutes, 39-5-124, **amend**
4 (1) as follows:

5 **39-5-124. Property tax administrator to examine abstract.**

6 (1) When the abstract of assessment has been subscribed and
7 sworn to by the assessor and by the chairman of the board of county
8 commissioners, the assessor shall transmit, ~~two copies~~ IN ELECTRONIC OR
9 PAPER FORMAT, ONE COPY thereof to the administrator. ~~and shall retain the~~
10 ~~third copy for endorsement of the tax warrant thereon~~

11 **SECTION 15.** In Colorado Revised Statutes, 39-8-107, **amend**
12 (1); and **add** (7) as follows:

13 **39-8-107. Hearings on appeal.**

14 (1)(a) At the hearing upon a petition, the assessor or the assessor's
15 authorized representative shall be present and shall produce information
16 to support the basis and amount of the assessor's valuation of the
17 property. The board shall hear and consider all testimony and examine all
18 exhibits produced or introduced by either the petitioner or the assessor,
19 with no presumption in favor of any pending valuation, and may
20 subpoena witnesses to testify. THE PETITIONER SHALL PAY the costs of
21 producing the petitioner's witnesses, shall be paid by the petitioner and
22 THE COUNTY SHALL PAY the costs of producing the assessor's witnesses.
23 shall be paid by the county On the basis of the testimony produced and
24 the exhibits introduced, the board shall grant or deny the petition, in
25 whole or in part, and shall notify the petitioner and the assessor in
26 writing.

27 (b) (I) If the board denies the petition, in whole or in part, such

1 written notice shall MUST inform the petitioner of the right to appeal
2 within the thirty-day period following the denial to the district court or the
3 board of assessment appeals pursuant to the provisions of section
4 39-8-108 (1) or within the thirty-day period following the denial to submit
5 the case to arbitration pursuant to the provisions of section 39-8-108.5 NO
6 LATER THAN THE LATER OF:

- 7 (A) SEPTEMBER 1;
- 8 (B) DECEMBER 1, IN A COUNTY THAT USES AN ALTERNATE
9 PROTEST AND APPEAL PROCEDURE PURSUANT TO SECTION 39-5-122.7; OR
- 10 (C) THIRTY DAYS AFTER THE ENTRY OF THE DENIAL, IF THE
11 PETITIONER WAS NOTIFIED OUTSIDE OF THE REGULAR NOTIFICATION
12 SCHEDULE DESCRIBED IN SECTION 39-5-121.

13 (II) Such notice shall MUST state that, if the appeal is to the board
14 of assessment appeals, the hearing before the board of assessment appeals
15 shall WILL be the last hearing at which testimony, exhibits, or any other
16 type of evidence may be introduced by either party and that, if there is an
17 appeal to the court of appeals pursuant to section 39-8-108 (2), the record
18 from the hearing before the board of assessment appeals and no new
19 evidence shall WILL be the basis for the court's decision. The phone
20 number and address of the board of assessment appeals shall MUST also
21 be included on the notice. The notice shall MUST also state, in general
22 terms, how to pursue arbitration and that, if a taxpayer submits the case
23 to arbitration, the decision reached under such process shall WILL be final
24 and not subject to review. If a referee heard the case, the board shall, at
25 the written request of any taxpayer or any agent of such taxpayer within
26 seven working days after receipt of said request, make available to the
27 taxpayer or agent the referee's findings and recommendations. At the

1 board's election, the board may either mail, fax, or send by electronic
2 transmission such findings and recommendations to the address, phone
3 number, or electronic address supplied by said taxpayer or agent. Upon
4 receipt of such request, the board shall notify the taxpayer or agent of the
5 estimated cost of providing such findings and recommendations, payment
6 of which shall MUST be made prior to providing such findings and
7 recommendations. Upon providing such findings and recommendations,
8 the board may include a bill for the reasonable cost above the estimated
9 cost and up to the statutory maximum which shall be IS due and payable
10 upon receipt by the taxpayer or agent.

11 **SECTION 16.** In Colorado Revised Statutes, 39-8-108, **amend**
12 (1) as follows:

13 **39-8-108. Decision - review - opportunity to submit case to**
14 **arbitration.**

15 (1) (a) If the county board of equalization grants a petition, in
16 whole or in part, the assessor shall adjust the valuation accordingly; but,
17 if the petition is denied, in whole or in part, the petitioner may appeal the
18 valuation set by the assessor or, if the valuation is adjusted as a result of
19 a decision of the county board of equalization, the adjusted valuation to
20 the board of assessment appeals or to the district court of the county
21 wherein the petitioner's property is located for a trial de novo, or the
22 petitioner may submit the case to arbitration pursuant to the provisions of
23 section 39-8-108.5. Such appeal or submission to arbitration shall MUST
24 be taken no later than THE LATER OF:

25 (I) SEPTEMBER 1;

26 (II) DECEMBER 1, IN A COUNTY THAT USES AN ALTERNATE
27 PROTEST AND APPEAL PROCEDURE PURSUANT TO SECTION 39-5-122.7; OR

1 (III) Thirty days after the date ~~such~~ THE denial was mailed
2 pursuant to section 39-8-107 (2), IF THE PETITIONER WAS NOTIFIED
3 OUTSIDE OF THE REGULAR NOTIFICATION SCHEDULE DESCRIBED IN SECTION
4 39-5-121.

5 (b) Any decision rendered by the county board of equalization
6 shall MUST state that the petitioner has the right to appeal the decision of
7 the county board to the board of assessment appeals or to the district court
8 of the county wherein the petitioner's property is located or to submit the
9 case to arbitration and, to preserve such right, the time by which such
10 appeal or submission to arbitration must be made. Any request by a
11 taxpayer for a hearing before the board of assessment appeals shall MUST
12 be accompanied by a nonrefundable filing fee in an amount specified in
13 section 39-2-125 (1)(h). In addition, any request by a taxpayer for a
14 hearing before the board of assessment appeals shall MUST be stamped
15 with the date on which such request was received by the board. All such
16 requests shall be ARE presumed to be on time unless the board can present
17 evidence to show otherwise.

18 **SECTION 17.** In Colorado Revised Statutes, 39-8-108.5, **amend**
19 (2)(a) as follows:

20 **39-8-108.5. Arbitration of property valuations - arbitrators -**
21 **qualifications - procedures.**

22 (2) (a) (I) ~~Within thirty days of the county board of equalization's~~
23 ~~decision,~~ Any taxpayer who plans to pursue arbitration shall notify the
24 board of ~~his~~ THE TAXPAYER'S intent NO LATER THAN THE LATER OF:

25 (A) SEPTEMBER 1;

26 (B) DECEMBER 1, IN A COUNTY THAT USES AN ALTERNATE
27 PROTEST AND APPEAL PROCEDURE PURSUANT TO SECTION 39-5-122.7; OR

1 (C) THIRTY DAYS AFTER THE COUNTY BOARD OF EQUALIZATION'S
2 DECISION, IF THE TAXPAYER WAS NOTIFIED OUTSIDE OF THE REGULAR
3 NOTIFICATION SCHEDULE DESCRIBED IN SECTION 39-5-121.

4 (II) The taxpayer and the county board of equalization shall select
5 an arbitrator from the list prepared pursuant to subsection (1) of this
6 section within ~~forty-five~~ FIFTEEN days of the ~~county board of~~
7 ~~equalization's decision~~ NOTICE OF THE TAXPAYER'S INTENT TO PURSUE
8 ARBITRATION or within thirty days from the date the list of arbitrators is
9 made available in any given year, whichever is later. In the absence of
10 agreement by the taxpayer and the county board of equalization within
11 said specified time period, the district court of the county in which the
12 property is located shall select an arbitrator from said list.

13 **SECTION 18. Act subject to petition - effective date.** Section
14 39-1-104.6, Colorado Revised Statutes, as amended in section 1 of this
15 act, section 39-1-113, Colorado Revised Statutes, as amended in section
16 3 of this act, section 39-3-205, Colorado Revised Statutes, as amended in
17 section 8 of this act, section 39-3-206, Colorado Revised Statutes, as
18 amended in section 9 of this act, section 39-5-121, Colorado Revised
19 Statutes, as amended in section 10 of this act, section 39-5-122, Colorado
20 Revised Statutes, as amended in section 11 of this act, and section
21 39-5-122.7, Colorado Revised Statutes, as amended in section 12 of this
22 act take effect January 1, 2027, and the remainder of this act takes effect
23 at 12:01 a.m. on the day following the expiration of the ninety-day period
24 after final adjournment of the general assembly; except that, if a
25 referendum petition is filed pursuant to section 1 (3) of article V of the
26 state constitution against this act or an item, section, or part of this act
27 within such period, then the act, item, section, or part will not take effect

1 unless approved by the people at the general election to be held in
2 November 2026 and, in such case, will take effect on the date of the
3 official declaration of the vote thereon by the governor; except that
4 section 39-1-104.6, Colorado Revised Statutes, as amended in section 1
5 of this act, section 39-1-113, Colorado Revised Statutes, as amended in
6 section 3 of this act, section 39-3-205, Colorado Revised Statutes, as
7 amended in section 8 of this act, section 39-3-206, Colorado Revised
8 Statutes, as amended in section 9 of this act, section 39-5-121, Colorado
9 Revised Statutes, as amended in section 10 of this act, section 39-5-122,
10 Colorado Revised Statutes, as amended in section 11 of this act, and
11 section 39-5-122.7, Colorado Revised Statutes, as amended in section 12
12 of this act take effect January 1, 2027, or on the date of the official
13 declaration of the vote thereon by the governor, whichever is later.