

**First Extraordinary Session
Seventy-fourth General Assembly
STATE OF COLORADO**

INTRODUCED

LLS NO. 23B-0021.02 Alison Killen x4350

HOUSE BILL 23B-1003

HOUSE SPONSORSHIP

Snyder,

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Mullica,

House Committees

State, Civic, Military, & Veterans Affairs

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A BILL FOR AN ACT

101 **CONCERNING THE CREATION OF THE PROPERTY TAX TASK FORCE.**

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 creates the property tax task force (task force). The task force consists of 11 members, including members of the general assembly and individuals who are not members of the general assembly. The bill also creates 2 task force subpanels that consist of members from the task force and other members. The purposes of the task force and the task force subpanels are to study and develop a permanent and sustainable property tax structure for the state of Colorado.

The task force is required to:

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.

- Convene by June 15, 2024;
- Meet at least 5 times in its first year and at least 8 times every year thereafter that it meets; and
- Submit reports with its findings and recommendations to the general assembly by October 15.

After the task force makes its first report to the general assembly, the task force may determine that it has fulfilled its purposes and the task force may be disbanded.

The task force is repealed on November 1, 2027.

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

2 **SECTION 1. Legislative declaration.** (1) The general assembly
3 finds and declares that:

4 (a) Historic growth in property values has resulted in burdensome
5 property tax increases for homeowners, contributing to an increase in the
6 cost of housing;

7 (b) With the total assessed value of residential property expected
8 to increase thirty-eight and five-tenths percent from seventy-one billion
9 dollars to ninety-eight billion three hundred thousand dollars between
10 2021 and 2025, it is important that leaders come together to work toward
11 developing a property tax structure that balances the needs of
12 homeowners and the communities across the state;

13 (c) The state of Colorado has a long tradition of respecting local
14 control; in furtherance of that tradition, the general assembly declares that
15 buy-in and involvement from individuals with an intimate understanding
16 of the needs of their communities will be crucial in realizing its goal to
17 develop a permanent and sustainable property tax structure for the state
18 of Colorado; and

19 (d) There exists a disparity between the property taxes owed by
20 the owners of residential properties and the owners of other properties,

1 and this disparity must be cured if Colorado wishes to uphold its
2 reputation as a business-friendly state.

3 **SECTION 2.** In Colorado Revised Statutes, **add** part 22 to article
4 2 of title 2 as follows:

5 PART 22

6 PROPERTY TAX TASK FORCE

7 **2-2-2201. Property tax task force - creation - powers and**
8 **duties - report - definitions - repeal.** (1) NOTWITHSTANDING SECTION
9 2-3-303.3, THERE IS CREATED THE PROPERTY TAX TASK FORCE, REFERRED
10 TO IN THIS SECTION AS THE "TASK FORCE". THE TASK FORCE SHALL MEET
11 AS NECESSARY DURING ANY LEGISLATIVE SESSION OR ANY INTERIM
12 BETWEEN LEGISLATIVE SESSIONS TO DEVELOP A PERMANENT AND
13 SUSTAINABLE PROPERTY TAX STRUCTURE FOR THE STATE OF COLORADO.

14 (2) THE TASK FORCE CONSISTS OF THE FOLLOWING ELEVEN VOTING
15 MEMBERS:

16 (a) THREE MEMBERS FROM THE HOUSE OF REPRESENTATIVES, ONE
17 REPRESENTATIVE APPOINTED BY THE SPEAKER OF THE HOUSE OF
18 REPRESENTATIVES, ONE REPRESENTATIVE APPOINTED BY THE MINORITY
19 LEADER OF THE HOUSE OF REPRESENTATIVES, AND ONE REPRESENTATIVE
20 APPOINTED BY THE GOVERNOR;

21 (b) THREE MEMBERS FROM THE SENATE, ONE SENATOR APPOINTED
22 BY THE PRESIDENT OF THE SENATE, ONE SENATOR APPOINTED BY THE
23 MINORITY LEADER OF THE SENATE, AND ONE SENATOR APPOINTED BY THE
24 GOVERNOR;

25 (c) THE PROPERTY TAX ADMINISTRATOR IN THE DIVISION OF
26 PROPERTY TAXATION OF THE DEPARTMENT OF LOCAL AFFAIRS, OR THE
27 PROPERTY TAX ADMINISTRATOR'S DESIGNEE;

1 (d) ONE INDIVIDUAL WHO HAS SERVED AS A COUNTY ASSESSOR,
2 APPOINTED BY THE COLORADO ASSESSORS' ASSOCIATION;

3 (e) ONE INDIVIDUAL APPOINTED BY A STATEWIDE ORGANIZATION
4 REPRESENTING MUNICIPALITIES AND LOCAL GOVERNMENTS;

5 (f) ONE INDIVIDUAL APPOINTED BY A STATEWIDE ORGANIZATION
6 REPRESENTING THE MAJORITY OF THE COUNTIES IN COLORADO; AND

7 (g) ONE INDIVIDUAL APPOINTED BY THE COLORADO ASSOCIATION
8 OF SCHOOL BOARDS.

9 (3) (a) THERE IS CREATED THE LOCAL GOVERNMENT AND SPECIAL
10 DISTRICT SUBPANEL OF THE TASK FORCE, WHICH IS MADE UP OF TWO
11 MEMBERS OF THE TASK FORCE AND SEVEN ADDITIONAL MEMBERS AS
12 FOLLOWS:

13 (I) THE INDIVIDUAL APPOINTED TO THE TASK FORCE BY A
14 STATEWIDE ORGANIZATION REPRESENTING MUNICIPALITIES AND LOCAL
15 GOVERNMENTS, WHO SHALL SERVE AS CHAIR OF THE LOCAL GOVERNMENT
16 AND SPECIAL DISTRICT TASK FORCE SUBPANEL;

17 (II) THE INDIVIDUAL APPOINTED TO THE TASK FORCE BY A
18 STATEWIDE ORGANIZATION REPRESENTING THE MAJORITY OF THE
19 COUNTIES IN COLORADO, WHO SHALL SERVE AS THE VICE-CHAIR OF THE
20 LOCAL GOVERNMENT AND SPECIAL DISTRICT TASK FORCE SUBPANEL;

21 (III) ONE INDIVIDUAL APPOINTED BY THE SPECIAL DISTRICT
22 ASSOCIATION OF COLORADO;

23 (IV) ONE INDIVIDUAL APPOINTED BY THE COLORADO
24 ASSOCIATION OF SCHOOL BOARDS IN ADDITION TO THE MEMBER OF THE
25 TASK FORCE APPOINTED PURSUANT TO SUBSECTION (2)(g) OF THIS
26 SECTION; AND

27 (V) THE FOLLOWING COUNTY COMMISSIONERS, APPOINTED BY A

1 STATEWIDE ORGANIZATION REPRESENTING THE MAJORITY OF THE
2 COUNTIES IN COLORADO, AND REPRESENTING THE FOLLOWING REGIONS AS
3 DEFINED IN SECTION 26-5-103.5 (2)(d):

4 (A) ONE COUNTY COMMISSIONER FROM THE EASTERN REGION OF
5 COLORADO;

6 (B) ONE COUNTY COMMISSIONER FROM THE FRONT RANGE REGION
7 OF COLORADO;

8 (C) ONE COUNTY COMMISSIONER FROM THE MOUNTAIN REGION OF
9 COLORADO;

10 (D) ONE COUNTY COMMISSIONER FROM THE SOUTHERN REGION OF
11 COLORADO; AND

12 (E) ONE COUNTY COMMISSIONER FROM THE WESTERN REGION OF
13 COLORADO.

14 (b) THERE IS CREATED THE ECONOMIC IMPACT SUBPANEL OF THE
15 TASK FORCE MADE UP OF ONE VOTING MEMBER OF THE TASK FORCE AND
16 SIX NONVOTING MEMBERS AS FOLLOWS:

17 (I) THE PROPERTY TAX ADMINISTRATOR IN THE DIVISION OF
18 PROPERTY TAXATION OF THE DEPARTMENT OF LOCAL AFFAIRS, OR THE
19 ADMINISTRATOR'S DESIGNEE, WHO SHALL SERVE AS THE CHAIR OF THE
20 ECONOMIC IMPACT TASK FORCE SUBPANEL;

21 (II) ONE INDIVIDUAL APPOINTED BY COLORADO CONCERN;

22 (III) ONE INDIVIDUAL APPOINTED BY THE COLORADO APARTMENT
23 ASSOCIATION;

24 (IV) ONE INDIVIDUAL APPOINTED BY THE COLORADO CHAMBER OF
25 COMMERCE;

26 (V) ONE INDIVIDUAL APPOINTED BY THE BUILDING OWNERS AND
27 MANAGERS ASSOCIATION INTERNATIONAL;

1 (VI) ONE INDIVIDUAL APPOINTED BY THE COMMERCIAL REAL
2 ESTATE DEVELOPMENT ASSOCIATION; AND

3 (VII) ONE INDIVIDUAL APPOINTED BY THE COLORADO
4 ASSOCIATION OF REALTORS.

5 (c) THE ECONOMIC IMPACT SUBPANEL OF THE TASK FORCE SHALL
6 ELECT A VICE-CHAIR FROM AMONG ITS MEMBERS AT ITS FIRST MEETING
7 HELD IN ACCORDANCE WITH SUBSECTION (5)(b) OF THIS SECTION.

8 (d) THE TASK FORCE MAY CREATE ADDITIONAL SUBPANELS AS
9 NEEDED TO MAKE RECOMMENDATIONS TO THE TASK FORCE REGARDING ITS
10 PURPOSES, AS SET FORTH IN SUBSECTION (8) OF THIS SECTION.

11 (e) AS USED IN THIS SECTION, "TASK FORCE SUBPANEL" MEANS THE
12 LOCAL GOVERNMENT AND SPECIAL DISTRICT SUBPANEL OF THE TASK
13 FORCE CREATED IN SUBSECTION (3)(a) OF THIS SECTION, THE ECONOMIC
14 IMPACT SUBPANEL OF THE TASK FORCE CREATED IN SUBSECTION (3)(b) OF
15 THIS SECTION, AND ANY ADDITIONAL SUBPANELS CREATED PURSUANT TO
16 SUBSECTION (3)(d) OF THIS SECTION.

17 (4) (a) ALL APPOINTMENTS DESCRIBED IN SUBSECTIONS (2) AND (3)
18 OF THIS SECTION MUST BE MADE NO LATER THAN JUNE 1, 2024. MEMBERS
19 OF THE TASK FORCE AND THE TASK FORCE SUBPANELS SERVE AT THE
20 PLEASURE OF THE APPLICABLE APPOINTING AUTHORITY OR UNTIL THE
21 MEMBER NO LONGER SERVES IN THE POSITION FOR WHICH THAT MEMBER
22 WAS APPOINTED TO THE TASK FORCE OR THE TASK FORCE SUBPANEL, AT
23 WHICH TIME A VACANCY IS DEEMED TO EXIST ON THE TASK FORCE OR THE
24 TASK FORCE SUBPANEL. IF A VACANCY OCCURS, THE APPROPRIATE
25 APPOINTING AUTHORITY SHALL APPOINT A REPLACEMENT MEMBER THAT
26 MEETS THE REQUIREMENTS SET FORTH IN SUBSECTION (2) OR (3) OF THIS
27 SECTION FOR THE VACANT POSITION.

1 (b) STARTING IN 2024, THE TASK FORCE SHALL ELECT A CHAIR AND
2 A VICE-CHAIR AT THE FIRST MEETING HELD ON OR BEFORE JUNE 15, 2024.
3 THE CHAIR AND VICE-CHAIR APPOINTMENTS MUST ALTERNATE BETWEEN
4 A MEMBER FROM THE HOUSE OF REPRESENTATIVES AND A MEMBER FROM
5 THE SENATE WITH THE FIRST CHAIR BEING FROM THE SENATE AND THE
6 FIRST VICE-CHAIR BEING FROM THE HOUSE OF REPRESENTATIVES. THE
7 PERSON SERVING AS CHAIR, OR A MEMBER OF THE SAME CHAMBER OF THE
8 GENERAL ASSEMBLY IF SUCH PERSON IS NO LONGER A MEMBER THEREOF,
9 SHALL SERVE AS VICE-CHAIR DURING THE NEXT LEGISLATIVE SESSION; AND
10 THE PERSON SERVING AS VICE-CHAIR, OR A MEMBER OF THE SAME
11 CHAMBER OF THE GENERAL ASSEMBLY IF SUCH PERSON IS NO LONGER A
12 MEMBER THEREOF, SHALL SERVE AS CHAIR DURING THE NEXT LEGISLATIVE
13 SESSION.

14 (5) (a) IN 2024, THE TASK FORCE SHALL MEET FIVE TIMES, WITH
15 THE FIRST MEETING OCCURRING NO LATER THAN JUNE 15, 2024, AND
16 SUBSEQUENT MEETINGS OCCURRING MONTHLY THEREAFTER UNTIL
17 OCTOBER 15, 2024. STARTING IN 2025, THE TASK FORCE SHALL MEET AT
18 LEAST EIGHT TIMES PER YEAR. TASK FORCE MEETINGS MUST BE OPEN TO
19 THE PUBLIC AND THE TASK FORCE SHALL SOLICIT THE TESTIMONY FROM
20 MEMBERS OF THE PUBLIC.

21 (b) IN 2024, THE TASK FORCE SUBPANELS SHALL MEET FIVE TIMES,
22 WITH THE FIRST MEETING OCCURRING NO LATER THAN JUNE 1, 2024, AND
23 SUBSEQUENT MEETINGS OCCURRING THEREAFTER UNTIL OCTOBER 1, 2024.

24 (6) (a) THE LEGISLATIVE MEMBERS OF THE TASK FORCE APPOINTED
25 PURSUANT TO SUBSECTION (2) OF THIS SECTION ARE ENTITLED TO RECEIVE
26 COMPENSATION AND REIMBURSEMENT OF EXPENSES AS PROVIDED IN
27 SECTION 2-2-326. IF NONLEGISLATIVE MEMBERS OF THE TASK FORCE OR A

1 TASK FORCE SUBPANEL ARE NOT ELIGIBLE FOR REIMBURSEMENT FROM ANY
2 OTHER SOURCE, THE GENERAL ASSEMBLY SHALL REIMBURSE
3 NONLEGISLATIVE MEMBERS OF THE TASK FORCE OR A TASK FORCE
4 SUBPANEL FOR REASONABLE EXPENSES RELATED TO THEIR SERVICE ON THE
5 TASK FORCE OR A TASK FORCE SUBPANEL.

6 (b) THE LEGISLATIVE COUNCIL STAFF AND THE OFFICE OF
7 LEGISLATIVE LEGAL SERVICES SHALL BE AVAILABLE TO ASSIST THE TASK
8 FORCE AND THE TASK FORCE SUBPANELS IN CARRYING OUT THEIR DUTIES.

9 (7) (a) NO LATER THAN NOVEMBER 1, 2024, AND NO LATER THAN
10 EACH NOVEMBER 1 THEREAFTER THROUGH NOVEMBER 1, 2027, THE TASK
11 FORCE SHALL MAKE A REPORT TO THE LEGISLATIVE COUNCIL CREATED IN
12 SECTION 2-3-301 THAT MAY OR MAY NOT INCLUDE RECOMMENDATIONS
13 FOR LEGISLATION.

14 (b) NO LATER THAN OCTOBER 15, 2024, AND NO LATER THAN EACH
15 OCTOBER 15 THEREAFTER THROUGH OCTOBER 15, 2027, THE CHAIR OF
16 EACH TASK FORCE SUBPANEL CREATED PURSUANT TO SUBSECTION (3) OF
17 THIS SECTION SHALL MAKE A REPORT TO THE TASK FORCE THAT MAY OR
18 MAY NOT INCLUDE RECOMMENDATIONS FOR LEGISLATION.

19 (8) THE PURPOSES OF THE TASK FORCE AND THE TASK FORCE
20 SUBPANELS CREATED PURSUANT TO SUBSECTION (3) OF THIS SECTION ARE
21 TO:

22 (a) IDENTIFY THE CAUSES OF INCREASINGLY BURDENSOME
23 PROPERTY TAXES ACROSS COLORADO;

24 (b) REVIEW BEST PRACTICES IN PUBLIC POLICY STRATEGIES THAT
25 CREATE SHORT-TERM AND LONG-TERM PROPERTY TAX RELIEF FOR
26 HOMEOWNERS AND BUSINESSES, WHILE PREVENTING LAPSES IN THE
27 ADMINISTRATION OF PUBLIC SERVICES BY LOCAL GOVERNMENTS THAT

1 RELY ON PROPERTY TAX REVENUE TO PROVIDE SUCH PUBLIC SERVICES;
2 AND

3 (c) MAKE RECOMMENDATIONS TO ASSIST IN THE DEVELOPMENT OF
4 SHORT-TERM AND LONG-TERM LEGISLATIVE CHANGES NEEDED TO CREATE
5 SHORT-TERM AND LONG-TERM PROPERTY TAX RELIEF FOR HOMEOWNERS
6 AND BUSINESSES.

7 (9) AT ANY POINT AFTER THE TASK FORCE MAKES ITS FIRST REPORT
8 REQUIRED BY SUBSECTION (7)(a) OF THIS SECTION, THE TASK FORCE MAY
9 HOLD A VOTE TO DETERMINE WHETHER THE TASK FORCE HAS FULFILLED
10 ITS PURPOSES AS IDENTIFIED IN SUBSECTION (8) OF THIS SECTION. IF A
11 MAJORITY OF THE TASK FORCE VOTES TO AFFIRM THAT THE TASK FORCE
12 HAS FULFILLED ITS PURPOSES, THEN, NOTWITHSTANDING ANY OTHER
13 PROVISION OF THIS SECTION TO THE CONTRARY, THE TASK FORCE AND ANY
14 TASK FORCE SUBPANEL CREATED PURSUANT TO SUBSECTION (3) OF THIS
15 SECTION IS DISBANDED AND IS NOT BE REQUIRED TO HOLD ADDITIONAL
16 MEETINGS UNDER SUBSECTION (5) OF THIS SECTION OR MAKE ADDITIONAL
17 REPORTS UNDER SUBSECTION (7) OF THIS SECTION.

18 (10) THIS SECTION IS REPEALED, EFFECTIVE NOVEMBER 1, 2027.

19 **SECTION 3. Safety clause.** The general assembly finds,
20 determines, and declares that this act is necessary for the immediate
21 preservation of the public peace, health, or safety or for appropriations for
22 the support and maintenance of the departments of the state and state
23 institutions.