

Second Regular Session
Seventy-fourth General Assembly
STATE OF COLORADO

INTRODUCED

LLS NO. 24-0939.01 Rebecca Bayetti x4348

HOUSE BILL 24-1302

HOUSE SPONSORSHIP

Parenti,

SENATE SPONSORSHIP

(None),

House Committees

Transportation, Housing & Local Government

Senate Committees

A BILL FOR AN ACT

101 CONCERNING INFORMATION TO REAL PROPERTY OWNERS REGARDING
102 PROPERTY TAXES.

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>.)

Section 1 of the bill requires taxing authorities to submit, with their annual certification of levies, the following information:

- The rate of each levy that it imposes;
- Any adjustments from the prior year's levies;
- Whether the levy is fixed or floating;
- The applicable statutory or constitutional limits on annual

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.

levy or revenue increases, and whether the taxing authority is exempt from or has waived these statutory or constitutional limits;

- The annual rate of growth of the levy; and
- The mechanism for determining the annual rate of growth of the levy.

The board of county commissioners or other body authorized by law to levy taxes must provide this information, along with the identity of the entity that fixes each levy rate, with its annual certification of levies. The counties are required to ensure that this information is publicly available.

Section 2 removes the requirement that an annual notice of valuation sent to a property owner by a county assessor contain an estimate or an estimated range of the taxes owed for the current property tax year.

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

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

4 **39-1-125. Tax and levy rate information publicly available.**

5 (1)(a) WHEN EACH TAXING AUTHORITY CERTIFIES ITS LEVY PURSUANT TO
6 SECTION 39-5-128, IT SHALL ALSO PROVIDE THE FOLLOWING
7 INFORMATION:

8 (I) THE RATE OF EACH LEVY THAT IT IMPOSES;

9 (II) ANY ADJUSTMENTS FROM THE PRIOR YEAR'S LEVIES;

10 (III) WHETHER THE LEVY IS FIXED OR FLOATING;

11 (IV) THE APPLICABLE STATUTORY OR CONSTITUTIONAL LIMITS ON
12 ANNUAL LEVY OR REVENUE INCREASES, AND WHETHER THE TAXING
13 AUTHORITY IS EXEMPT FROM OR HAS WAIVED ANY SUCH STATUTORY OR
14 CONSTITUTIONAL LIMITS;

15 (V) THE ANNUAL RATE OF GROWTH OF THE LEVY; AND

16 (VI) THE MECHANISM FOR DETERMINING THE ANNUAL RATE OF
17 GROWTH OF THE LEVY.

1 (b) ON OR BEFORE SEPTEMBER 1, 2024, THE DEPARTMENT OF
2 LOCAL AFFAIRS SHALL DETERMINE THE PROCESS BY WHICH TAXING
3 AUTHORITIES WILL PROVIDE THE INFORMATION LISTED IN SUBSECTION
4 (1)(a) OF THIS SECTION.

5 (c) THE BOARD OF COUNTY COMMISSIONERS OR OTHER BODY
6 AUTHORIZED BY LAW TO LEVY TAXES SHALL PROVIDE THE INFORMATION
7 LISTED IN SUBSECTION (1)(a) OF THIS SECTION, IN ADDITION TO THE
8 IDENTITY OF THE ENTITY THAT FIXES EACH LEVY RATE, ALONG WITH ITS
9 CERTIFICATION OF LEVIES PURSUANT TO SECTION 39-1-111.

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

18 (b) COUNTIES SHALL ENSURE THAT THE INFORMATION IN
19 SUBSECTION (1)(a) OF THIS SECTION IS PUBLICLY AVAILABLE BEGINNING
20 ON JANUARY 1, 2026. FROM DECEMBER 31, 2024, THROUGH DECEMBER
21 31, 2025, COUNTIES SHALL ENSURE THAT THE INFORMATION IN
22 SUBSECTION (1)(a) OF THIS SECTION IS AVAILABLE UPON REQUEST.

23 **SECTION 2.** In Colorado Revised Statutes, 39-5-121, **amend**
24 (1)(a)(I) as follows:

25 **39-5-121. Notice of valuation - legislative declaration -**
26 **definition - repeal.** (1) (a) (I) No later than May 1 in each year, the
27 assessor shall mail to each person who owns land or improvements a

1 notice setting forth the valuation of such land or improvements. For
2 agricultural property, the notice must separately state the actual value of
3 such land or improvements in the previous year, the actual value in the
4 current year, and the amount of any adjustment in actual value. For all
5 other property, the notice must state the total actual value of such land
6 and improvements together in the previous year, the total actual value in
7 the current year, and the amount of any adjustment in total actual value.
8 The notice must not state the valuation for assessment of such land or
9 improvements or combination of land and improvements. Based upon the
10 classification of such taxable property, the notice must also set forth the
11 appropriate ratio of valuation for assessment to be applied to said actual
12 value prior to the calculation of property taxes for the current year and
13 that any change or adjustment of the ratio of valuation for assessment
14 must not constitute grounds for the protest or abatement of taxes. ~~The~~
15 ~~assessor shall include in the notice an estimate of the taxes, or an~~
16 ~~estimated range of the taxes, owed for the current property tax year. The~~
17 ~~notice must clearly state that the tax amount is merely an estimate based~~
18 ~~upon the best available information.~~ The notice must state, in bold-faced
19 type, that the taxpayer has the right to protest any adjustment in valuation,
20 ~~but not the estimate of taxes if such an estimate is included in the notice,~~
21 the classification of the property that determines the assessment
22 percentage to be applied, and the dates and places at which the assessor
23 will hear such protest. The notice must also set forth the following: That,
24 to preserve the taxpayer's right to protest, the taxpayer shall notify the
25 assessor either in writing or in person of the taxpayer's objection and
26 protest; that such notice must be delivered, postmarked, or given in
27 person no later than June 8; and that, after such date, the taxpayer's right

1 to object and protest the adjustment in valuation is lost. The notice must
2 be mailed together with a form that, if completed by the taxpayer, allows
3 the taxpayer to explain the basis for the taxpayer's valuation of the
4 property. Such form may be completed by the taxpayer to initiate an
5 appeal of the assessor's valuation. However, in accordance with section
6 39-5-122 (2), completion of this form does not constitute the exclusive
7 means of appealing the assessor's valuation. For the years that intervene
8 between changes in the level of value, if the difference between the actual
9 value of such land or improvements in the previous year and the actual
10 value of such land or improvements in the intervening year as set forth in
11 such notice constitutes an increase in actual value of more than
12 seventy-five percent, the assessor shall mail together with the notice an
13 explanation of the reasons for such increase in actual value.

14 **SECTION 3. Applicability.** This act applies to notices of
15 valuation sent and information sent with certifications of levies completed
16 on or after the effective date of this act.

17 **SECTION 4. Safety clause.** The general assembly finds,
18 determines, and declares that this act is necessary for the immediate
19 preservation of the public peace, health, or safety or for appropriations for
20 the support and maintenance of the departments of the state and state
21 institutions.