

**Second Regular Session
Seventy-fourth General Assembly
STATE OF COLORADO**

PREAMENDED

*This Unofficial Version Includes Committee
Amendments Not Yet Adopted on Second Reading*

LLS NO. 24-0939.01 Rebecca Bayetti x4348

HOUSE BILL 24-1302

HOUSE SPONSORSHIP

Parenti,

SENATE SPONSORSHIP

(None),

House Committees

Transportation, Housing & Local Government
Appropriations

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 TOWN, CITY, SCHOOL DISTRICT, SPECIAL DISTRICT, OR
6 OTHER TAXING AUTHORITY CERTIFIES ITS LEVY PURSUANT TO SECTION
7 39-5-128, IT SHALL ALSO PROVIDE THE FOLLOWING INFORMATION FOR
8 EACH LEVY THAT IT IMPOSES:

9 (I) THE RATE OF THE LEVY;

10 (II) THE PRIOR YEAR LEVY AND REVENUE COLLECTED FROM THE
11 LEVY;

12 (III) THE MAXIMUM LEVY THAT MAY BE LEVIED WITHOUT FURTHER
13 VOTER APPROVAL;

14 (IV) THE ALLOWABLE ANNUAL GROWTH IN REVENUE COLLECTED
15 FROM THE LEVY;

16 (V) THE ACTUAL GROWTH IN REVENUE COLLECTED FROM THE
17 LEVY OVER THE PRIOR YEAR;

1 (VI) WHETHER REVENUE FROM THE LEVY IS ALLOWED TO BE
2 RETAINED AND SPENT AS A VOTER-APPROVED REVENUE CHANGE
3 PURSUANT TO SECTION 20 (7)(b) OF ARTICLE X OF THE STATE
4 CONSTITUTION;

5 (VII) WHETHER REVENUE FROM THE LEVY IS SUBJECT TO THE
6 LIMIT ON ANNUAL REVENUE GROWTH IN SECTION 29-1-301 (1)(a);

7 (VIII) WHETHER REVENUE FROM THE LEVY IS SUBJECT TO ANY
8 OTHER LIMIT ON ANNUAL REVENUE GROWTH ENACTED BY THE TAXING
9 AUTHORITY OR OTHER LOCAL GOVERNMENT;

10 (IX) WHETHER THE LEVY MUST BE ADJUSTED, OR WHETHER A MILL
11 LEVY CREDIT MUST BE ALLOWED, TO COLLECT A CERTAIN AMOUNT OF
12 REVENUE FOR THE TAX YEAR AND, IF APPLICABLE, THAT AMOUNT OF
13 REVENUE; AND

14 (X) ANY OTHER INFORMATION DETERMINED NECESSARY BY THE
15 DEPARTMENT OF LOCAL AFFAIRS.

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

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

25 (2) (a) UPON RECEIVING THE CERTIFICATION OF LEVIES FROM THE
26 BOARD OF COUNTY COMMISSIONERS OR OTHER BODY AUTHORIZED BY LAW
27 TO LEVY TAXES, OR BY EITHER GROUP'S AUTHORIZED PARTY, IN

1 ACCORDANCE WITH SECTION 39-1-111, COUNTIES SHALL, IN
2 COORDINATION WITH THE PROPERTY TAX ADMINISTRATOR, ENSURE THAT
3 THE INFORMATION LISTED IN SUBSECTION (1)(a) OF THIS SECTION IS
4 PUBLICLY AVAILABLE AND ACCESSIBLE TO PERSONS THAT OWN TAXABLE
5 REAL PROPERTY WITHIN THE TAXING AUTHORITY'S TERRITORIAL LIMITS.

6 (b) COUNTIES SHALL ENSURE THAT THE INFORMATION IN
7 SUBSECTION (1)(a) OF THIS SECTION IS PUBLICLY AVAILABLE BEGINNING
8 ON JANUARY 1, 2026. FROM DECEMBER 31, 2024, THROUGH DECEMBER
9 31, 2025, COUNTIES SHALL ENSURE THAT THE INFORMATION IN
10 SUBSECTION (1)(a) OF THIS SECTION IS AVAILABLE UPON REQUEST.

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

13 **39-5-121. Notice of valuation - legislative declaration -**
14 **definition - repeal.** (1) (a) (I) No later than May 1 in each year, the
15 assessor shall mail to each person who owns land or improvements a
16 notice setting forth the valuation of such land or improvements. For
17 agricultural property, the notice must separately state the actual value of
18 such land or improvements in the previous year, the actual value in the
19 current year, and the amount of any adjustment in actual value. For all
20 other property, the notice must state the total actual value of such land
21 and improvements together in the previous year, the total actual value in
22 the current year, and the amount of any adjustment in total actual value.
23 The notice must not state the valuation for assessment of such land or
24 improvements or combination of land and improvements. Based upon the
25 classification of such taxable property, the notice must also set forth the
26 appropriate ratio of valuation for assessment to be applied to said actual
27 value prior to the calculation of property taxes for the current year and

1 that any change or adjustment of the ratio of valuation for assessment
2 must not constitute grounds for the protest or abatement of taxes. ~~The~~
3 ~~assessor shall include in the notice an estimate of the taxes, or an~~
4 ~~estimated range of the taxes, owed for the current property tax year. The~~
5 ~~notice must clearly state that the tax amount is merely an estimate based~~
6 ~~upon the best available information.~~ The notice must state, in bold-faced
7 type, that the taxpayer has the right to protest any adjustment in valuation,
8 ~~but not the estimate of taxes if such an estimate is included in the notice,~~
9 the classification of the property that determines the assessment
10 percentage to be applied, and the dates and places at which the assessor
11 will hear such protest. The notice must also set forth the following: That,
12 to preserve the taxpayer's right to protest, the taxpayer shall notify the
13 assessor either in writing or in person of the taxpayer's objection and
14 protest; that such notice must be delivered, postmarked, or given in
15 person no later than June 8; and that, after such date, the taxpayer's right
16 to object and protest the adjustment in valuation is lost. The notice must
17 be mailed together with a form that, if completed by the taxpayer, allows
18 the taxpayer to explain the basis for the taxpayer's valuation of the
19 property. Such form may be completed by the taxpayer to initiate an
20 appeal of the assessor's valuation. However, in accordance with section
21 39-5-122 (2), completion of this form does not constitute the exclusive
22 means of appealing the assessor's valuation. For the years that intervene
23 between changes in the level of value, if the difference between the actual
24 value of such land or improvements in the previous year and the actual
25 value of such land or improvements in the intervening year as set forth in
26 such notice constitutes an increase in actual value of more than
27 seventy-five percent, the assessor shall mail together with the notice an

1 explanation of the reasons for such increase in actual value.

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

5 **SECTION 4. Safety clause.** The general assembly finds,
6 determines, and declares that this act is necessary for the immediate
7 preservation of the public peace, health, or safety or for appropriations for
8 the support and maintenance of the departments of the state and state
9 institutions.