

## Broomfield Taxpayer Matters



**RE: SB26-116 – Senate Finance Committee**

**Hearing Date: Tuesday, March 24, 2026 @ 2pm**

**Sponsor(s): Sen(s) Weissman, Rep(s) Zokaie**

Thank you, Chair Kipp, and Members of the Senate Finance Committee.

Thank you for considering this written testimony. My name is Sheryl Fernandez, and I represent Broomfield Taxpayer Matters, a nonpartisan, nonprofit organization that works to educate, empower, and advocate for the taxpayers across Colorado – NOT just in Broomfield.

**Broomfield Taxpayer Matters are in OPPOSITION to SB26-116.**

At first glance, this bill may appear balanced, but when you look closely, it creates multiple new avenues for expanding taxes and shifting financial burdens onto Colorado taxpayers — both directly and indirectly.

First, SB26-116 authorizes municipalities to create new lodging taxes of up to six percent. While these taxes require voter approval, they still represent a new and significant expansion of local taxing authority. History shows that once a new tax tool exists, governments tend to rely on it. What starts as a targeted tax on visitors quickly becomes a permanent revenue stream that affects local residents through higher costs, higher prices, and increased economic pressure on small tourism-dependent businesses.

Second, the bill changes how lodging properties are valued for property taxes by expanding income calculations. Higher assessments mean higher property taxes, and those costs rarely stay with the property owner. They get passed down to consumers, local businesses, and ultimately to working families.

Third, while extending senior property tax benefits sounds positive, the reality is that these reductions are reimbursed through the state general fund. That means taxpayers across Colorado are paying more to subsidize local tax reductions — shifting, not solving, the burden.

Finally, the bill eliminates state reimbursement tied to the increased business personal property exemption. Local governments will still face funding gaps, and the likely result is pressure for higher local mill levies or new taxes to make up the difference. Again, the taxpayer pays.

Taken together, this bill increases fiscal risk for taxpayers, expands government’s ability to raise revenue, and shifts costs in ways that are not transparent to the public.

Colorado taxpayers are already facing higher housing costs and rising utility bills. This is not the time to create new tax mechanisms or move financial burdens between levels of government in ways that make future tax increases more likely.

For these reasons, BTM respectfully urge the committee to vote NO on SB26-116.

Thank you for your time and consideration.

## Broomfield Taxpayer Matters



**RE: SB26-116 – Senate Finance Committee**

**Hearing Date: Tuesday, March 31, 2026 @ 2pm**

**Sponsor(s): Sen(s) Weissman, Rep(s) Zokaie**

Thank you, Chair Kipp, and Members of the Senate Finance Committee.

Thank you for considering this written testimony. My name is Sheryl Fernandez, and I represent Broomfield Taxpayer Matters, a nonpartisan, nonprofit organization that works to educate, empower, and advocate for the taxpayers across Colorado – NOT just in Broomfield.

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Thank you for your time and consideration.

Kate Horst  
Tourism Marketing Specialist, Visit Greeley  
04/14/2026  
Regarding SB26-116

Hello Chair Kipp, Vice-Chair Marchman, and members of the Committee. My name is Kate Horst, I am the tourism marketing specialist with Visit Greeley and I am in opposition of Senate Bill 26-116.

Visit Greeley plays a key role in attracting visitors by promoting the city's events, arts and culture, outdoor spaces, and local businesses. Through strategic marketing and partnerships, we help drive overnight stays, year-round visitation and bring meetings and conferences into town.

Tourism brings meaningful economic impact to Greeley by supporting local jobs, generating tax revenue, and strengthening small businesses. It also enhances quality of life for residents by supporting community amenities, events, and experiences that everyone can enjoy.

This bill severely restricts the autonomy and authority of local communities to administer their lodgers tax. Communities compete nationally for leisure visitors, meetings and conventions, and events. Long-term flexibility in tourism financing is critical to remaining competitive and must be done at the local level. The ability for a county lodging tax to overlay with a municipal lodging tax could significantly increase the tax rate and make some communities, and potentially much of Colorado, noncompetitive for visitors. Many visitors would only justify the hotel room rates increasing in larger cities, such as Denver. This would severely impact cities such as Greeley, where the lodging tax is only 3 percent.

For these reasons, I am opposed to SB26-116 and respectfully urges you to vote No.

Thank you,  
Kate Horst



March 30, 2026

**RE: SB26-116 – Letter of Opposition**

Dear Members of the Committee,

As Chair of the Governmental Affairs Council for the Colorado Springs Chamber of Commerce & EDC, and on behalf of the Colorado Springs business community, I am writing in opposition to SB26-116. This bill places new limitations on how municipalities can impose and use lodging tax revenue, which is a critical local funding tool for tourism promotion and economic development. In Colorado Springs, these revenues directly support initiatives that drive visitor spending, local business activity, and job creation.

By restricting local control over lodging tax policy, SB26-116 risks undermining existing voter-approved funding structures and limiting a community's ability to reinvest in its own economic drivers. We respectfully urge you to oppose SB26-116 to preserve local decision-making authority and protect regional economic stability.

Sincerely,

SherryLynn Boyles  
President + CEO

Senate Finance

04/07/2026

SB26-116 Property Tax Modifications

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Bret Roundy  Against  themselves	<p>Subject: URGENT: Opposition to SB26-116 “Protecting Colorado’s Business Climate</p> <p>Dear Members of the Committee:</p> <p>On behalf of the Colorado Springs business community, I am writing to express our firm opposition to SB26-116. While intended to regulate lodging tax, this bill as drafted will stifle local economic engines and jeopardize the stability of our business environment.</p> <p>Lodging tax revenues are a cornerstone of our regional growth strategy. In Colorado Springs, these funds are directly reinvested into the tourism and infrastructure projects that sustain our local shops, restaurants, and service providers. By stripping municipalities of the authority to manage these revenues, SB26-116 does more than just shift administrative power—it creates an environment of fiscal uncertainty.</p> <p>The passage of SB26-116 poses several direct risks:</p> <ul style="list-style-type: none"><li>• Stagnating Business Growth: By restricting the funds used for tourism promotion, the bill will lead to a measurable decline in visitor spending, directly impacting the bottom line of local enterprises.</li><li>• Waning Competitiveness: Colorado must compete with neighboring states for talent and investment. Implementing restrictive, "top-down" tax policies makes our state a less attractive place to start or expand a business.</li><li>• Risk of Business Relocation: When local infrastructure and promotion are defunded by state mandate, the resulting economic</li></ul>

	<p>decline may force businesses to seek more supportive regulatory environments outside of Colorado.</p> <p>We cannot afford to undermine the voter-approved structures that have made our region a leader in economic resilience. I respectfully urge you to oppose SB26-116 to protect our businesses and ensure that Colorado remains a destination for growth, not a state where businesses feel they must leave to survive.</p> <p>Sincerely,                  Bret Roundy, Esq.                  Attorney</p>
<p>Doug Price                  Against                  Visit Colorado Springs</p>	<p>Dear Members of the Committee,</p> <p>On behalf of the Colorado Springs tourism community, I am writing in opposition to SB26-116. This bill places new limitations on how municipalities can impose and use lodging tax revenue, which is a critical local funding tool for tourism promotion and economic development. In Colorado Springs, these revenues directly support initiatives that drive visitor spending, local business activity, and job creation.</p> <p>By restricting local control over lodging tax policy, SB26-116 risks undermining existing voter-approved funding structures and limiting a community’s ability to reinvest in its own economic drivers. I respectfully urge you to oppose SB26-116 to preserve local decision-making authority and protect regional economic stability.</p> <p>Sincerely,                  Doug Price, Visit Colorado Springs</p>
<p>JEANY RUSH                  Against                  themself</p>	<p>TO: SENATE FINANCE COMMITTEE 4-7-26                  RE: SB26-116 PROPERTY TAX MODIFICATIONS                  SPONSORS: M WEISSMAN, Y ZOKAIE                  FROM: JEANY RUSH COLORADO CONCERNED CONSTITUENT                  VOTE: NO                  T. E. A.                  TAXED ENOUGH ALREADY! This was true years ago, and it is still true today! The Fed. The IRS., The Property Taxes are all unconstitutional, and totally wrong. Yet, here we are again, looking at another way for the state to collect another Pound of Flesh. This bill travels from lodge</p>

	<p>taxes/fees, to seniors taxes, to collection of municipality taxes, increases, decreases. This bill also impacts valuation of properties, and in fact, will affect residential and commercial properties. It further changes state property tax exemptions for business personal property tax years.</p> <p>I am beginning, once again, to get vertigo from these bills, which certainly are not a "SINGLE SUBJECT BILL."</p> <p>As introduced, the bill would shift from Colorado's traditional property tax valuation approach to a mandatory income-based method that requires assessors to include net rental income and resort fee income when determining the taxable value of lodging properties. CAR</p> <p>This bill will also change traditional property tax valuation to a MANDATORY INCOME-BASED SYSTEM and makes the assessor include net rental income and resort fee income to determine taxable value for lodging properties.</p> <p>Not only do we need transparency in how we carry out valuations, and how we collect, this is another Overstep by the STATE, by a system which has not had enough accountability, and which has created entirely too many taxes, local, and statewide.</p> <p>The state still wants to be in charge, even over the municipality collection part of this package! Do you really think you will build business, free enterprise, or encourage anyone to want to locate into this state with the onslaught of bills, fees, taxes, and adjudication of every Breath We Take? Let's not forget the growing administrative needs of all of these fun over-reaches?</p> <p>Your bill takes Relevant Market, and other incentives and squashes them all like a BUG! Get out of our pockets, our rights!</p> <p>When a long train of abuses and usurpations.....</p>
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**Senate Finance**

**04/14/2026**

**SB26-116 Property Tax Modifications**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
Davon Williams  None  themselves	<p>Chair and Members of the Committee,</p> <p>Thank you for the opportunity to provide written testimony on SB26-116. I am a property owner with experience in both residential and commercial real estate, and I previously served as a director within a public school district. I am offering these comments from a practical, operational perspective.</p> <p>SB26-116 makes a series of targeted adjustments to property tax policy, including changes to valuation methodologies, municipal lodging tax authority, and certain exemption provisions. While these updates may be intended to improve consistency and administration, their real-world impacts warrant careful consideration.</p> <p>In particular, the requirement to incorporate additional income streams—such as rental-related revenues—into property valuation has the potential to increase assessed values for certain property types, especially lodging and mixed-use assets. From an ownership and operations standpoint, changes in valuation methodology can directly affect cost structures, investment decisions, and long-term planning.</p> <p>Additionally, the bill’s approach to standardizing municipal lodging tax authority may provide consistency, but it also raises questions about how local flexibility will be maintained across communities with differing economic conditions and needs.</p> <p>At the same time, provisions such as the extension of senior property tax portability and adjustments to business personal property tax exemptions may provide benefits to certain groups. However, the</p>

	<p>combined effects of the bill are not uniform and may vary significantly across sectors.</p> <p>I encourage the committee to carefully evaluate how these provisions will function in practice, particularly for smaller property owners and those operating in diverse local markets.</p> <p>Thank you for your consideration.</p>
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April 13, 2026

Senator Kipp and Members of the Senate Finance Committee

As CEO of the Longmont Area Visitors Association Dba Visit Longmont and on behalf of its Board of Directors, we would like to express strong opposition to SB26-116.

Tourism development and promotion is a grassroots effort, where a community can showcase its uniqueness in a very competitive marketplace. More than 600,000 visitors to the Longmont area spend more than \$200 million annually in the area enjoying an exciting outdoor playground featuring a creative, historic downtown, award-winning breweries, locally sourced dining spots and events that draw from far and near.

A major key to this success is the ability to tailor laws to the specific needs of local organizations, like Visit Longmont, and its residents. How funding structures for tourism development and promotion are managed should sit at the local level, where the unique needs of the community and ability to ensure flexibility and control can be determined and nurtured.

SB26-116 would severely restrict the autonomy and authority of local communities to administer their lodgers tax by prohibiting municipalities from increasing the lodgers tax rate, expanding the tax base or materially changing the uses of lodgers tax unless the tax is replaced under a new statutory framework over seen by the State.

Again, we urge a NO vote on SB26-116 since it will install a one-size fits all approach to tourism in Colorado – a move which will negatively impact the industry in the future.

Respectfully,

A handwritten signature in black ink that reads "John Ricks".

John Ricks  
CEO  
Visit Longmont

A handwritten signature in black ink that reads "Dave Fluegge".

Dave Fluegge  
Board Chair

*Visit Longmont is a 501(c)6 nonprofit organization with a mission to cultivate a visitor economy that enhances the overall quality of life in Longmont.*

**[www.VisitLongmont.org](http://www.VisitLongmont.org)**

**TESTIMONY IN SUPPORT OF SB26-116: PROPERTY TAX  
MODIFICATIONS**

3/24/2026 SENATE FINANCE COMMITTEE

Chair Kipp; and Members of the Committee:

My name is Leslie Kalechman. I am a volunteer with AARP Colorado. AARP has over 670,000 members in Colorado. AARP's mission is to improve the quality of life for people as they age. This mission includes financial and housing security efforts that are especially important for the 50+ population who are often reliant on a fixed income.

I am a retired Social Worker, who lives on a fixed income consisting of my Social Security benefit plus retirement savings. My property tax bill has nearly doubled over what it was 2 years ago; Homeowner's Insurance has spiked; HOA assessments and Utility costs keep increasing. These rapidly increasing non-discretionary expenses are especially difficult for retirees, who are often on incomes fixed during less inflationary times. This bill, by extending the targeted tax relief to aging Coloradans as provided by legislation from the last two years; will maintain financial protections for senior Coloradans into the future. Crucially, this will assist us to be able to keep our homes, in our known communities with our existing social support and caring systems.

The added protection of Portability for those who may wish/need to downsize for health and/or safety reasons is only fair as these individuals have already met the requirements of the Original Homestead Exemption. Seniors down-sizing to smaller homes opens larger and older (less expensive than new construction) homes for young families. This is a not only an efficient solution to housing issues, but an ecologically sensible one. Please support this bill.

Sincerely,

Leslie Kalechman, LCSW (retired)

AARP Advocacy Volunteer

Broomfield, CO

