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LEGISLATION

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# COMPROMISE PROPERTY TAX BILL SIGNED INTO LAW



KATHLEEN LAVINE | DENVER BUSINESS JOURNAL

A bipartisan bill emerged from a special session at the Colorado State Capitol building in August.

ate Bill 233, which was approved by the Legislature and became law earlier this year. The measure reduced property taxes by \$1.3 billion for 2024 and 2025.

HB 1001 aims to further those savings.

Combined with SB 233, it is anticipated to yield an average savings of \$233.47 in property taxes for homeowners in Denver for tax year 2025, followed by a reduction of \$259.91 the next tax year.

The new law reduces the local government revenue cap from 5.5% to 5.25% annual growth and changes the school revenue sharing ratio to 6% annual growth.

The Commission on Property Tax will evaluate the alterations made to property taxes through the two bills and will issue a report on their effectiveness.

The bill was sponsored by Reps. Julie McCluskie and Rose Pugliese, alongside Sens. Chris Hansen and Barbara Kirkmeyer.

“Building on the bipartisan success of SB24-233, this legislation represents the culmination of more than six years of work to craft sustainable, responsible property tax reform in the wake of the Gallagher repeal,” Hansen, D-Denver, said in a release. “This new law is the product of partnership, compromise, and a shared commitment to the people of Colorado.”

Michael Fields, the president of Advance Colorado, one of the backers of the ballot measures, said Colorado taxpayers are the winners with the signage of the bill.

“Coloradans across the political spectrum have made it clear that they need substantial and meaningful property tax relief,” Fields said in a statement. “Today, that is what this new law delivers.”

The supporters of the ballot measures, which also included Colorado Concern and the Denver Metro Chamber of Commerce, penned a letter to lawmakers during the special session that said they would not pursue other ballot measures to reduce property taxes for at least six years if the legislation was signed into law.

That pledge is contingent on there being no raises to assessment rates, increases to caps or changes to the ballot language to opt out of the caps.

## BRIEFS

### State settles with man behind 15K business filings

State regulators have reached a settlement with a man who submitted more than 15,000 business filings tied to a single Northglenn address.

Under terms of the deal, Marcio Garcia Andrade — the named defendant in a lawsuit filed by Colorado Attorney General Phil Weiser last September — was ordered by a Denver District Court judge to pay \$75,000 and to dissolve nearly all the entities he formed, according to court documents and a news release.

Weiser’s lawsuit alleged that between February 2022 and August 2023, Andrade and other named defendants swore that an address for a residential townhome in Northglenn was the principal place of business for 15,821 entities that they formed and filed with the state.

The complaint said that Andrade did not have consent to use that address, that he was not eligible to file a business in Colorado during that time and that he received an unjust benefit from the state in the form of savings from a temporary reduction in business filing fees.

-Analisa Romano

## BIG NUMBER

# 23%

How many more LLC filings Colorado saw in FY 2022-23 compared to FY 2021-22, an increase the state attributed to reducing filing fees to \$1

SOURCE: COLORADO DEPARTMENT OF STATE

### Two related measures were withdrawn from the general election ballot.

Gov. Jared Polis signed a compromise property tax bill into law Sept. 4 after two ballot measures that fueled a four-day special session of the Colorado General Assembly were withdrawn from this fall’s general election ballot.

House Bill 1001 was approved by lawmakers on Aug. 29. The new law will lower taxes for property owners in Colorado, but at a lesser rate than Initiative 50 and Proposition 108, the two ballot measures, proposed. State leaders said the initia-

tives would have decimated funding for public schools and local governments if they were approved by voters in November.

The ballot measures would have reduced revenue for entities like fire departments, libraries, water infrastructure and others by nearly \$3 billion, stated a release from the Colorado General Assembly Democrats.

“Today we answered the calls of hardworking Coloradans who urged us to reduce the property tax rate,” Polis said in a news release from his office. “This tax cut builds on our efforts to lower the cost of housing in our state, ensuring life in Colorado is more livable and affordable for everyone.”

The bill is an extension of Sen-

“Coloradans across the political spectrum have made it clear that they need substantial and meaningful property tax relief.”

Michael Fields, president of Advance Colorado