

NO FISCAL IMPACT

Drafting Number: LLS 11-0168
Prime Sponsor(s): Rep. Peniston

Date: January 13, 2011
Bill Status: House Finance
Fiscal Analyst: Harry Zeid (303-866-4753)

TITLE: CONCERNING THE PARTICIPATION OF ADDITIONAL INDIVIDUALS IN A PROCEEDING PENDING BEFORE THE BOARD OF ASSESSMENT APPEALS.

Summary of Legislation

Under current law, one or more members of the Board of Assessment Appeals (BAA) may conduct hearings on property tax appeals. This bill authorizes an additional board member to be added after a hearing to review the proceedings and to render a decision in the event that board members who conducted the hearing are unable to reach a decision. Upon written application, the bill also authorizes the BAA to allow the intervention of another party in a matter pending before the board. The board will have discretion to limit or restrict the participation of the additional party.

The bill takes effect August 10, 2011, assuming the General Assembly adjourns May 11, 2011, as scheduled and no referendum petition is filed.

Background

The nine-member Board of Assessment Appeals hears appeals filed by real and personal property owners regarding the valuation placed on their property. Except for exempt property and state assessed property, county assessors value all property within their county. Taxpayers may appeal the value to the county assessor and the county board of equalization, or to the board of county commissioners. State assessed properties and exemptions are appealed to the Property Tax Administrator. The BAA hears appeals on individual property values assessed by 64 county boards of equalization and boards of county commissioners. The BAA also hears appeals on decisions of the State Property Tax Administrator regarding abatements, exemptions, and state assessed properties.

Assessment

Having an additional board member or outside party involved in assessment appeals will not affect state or local revenue or expenditures. As such, the bill is assessed at no fiscal impact.

Departments Contacted

Local Affairs