

First Regular Session  
Sixty-eighth General Assembly  
STATE OF COLORADO

**ENGROSSED**

*This Version Includes All Amendments Adopted  
on Second Reading in the House of Introduction*

LLS NO. 11-0725.01 Jason Gelender

**HOUSE BILL 11-1241**

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**HOUSE SPONSORSHIP**

**DelGrosso,**

**SENATE SPONSORSHIP**

**Lundberg,**

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**House Committees**

Finance  
Appropriations

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING THE CIRCUMSTANCES IN WHICH A NONPROFIT HOUSING**  
102           **PROVIDER THAT SELLS LOW-COST HOUSING TO LOW-INCOME**  
103           **APPLICANTS WHO ASSIST IN THE CONSTRUCTION OF THE**  
104           **HOUSING IS ENTITLED TO THE PROPERTY TAX EXEMPTION FOR**  
105           **PROPERTY USED STRICTLY FOR CHARITABLE PURPOSES, AND**  
106           **MAKING AN APPROPRIATION IN CONNECTION THEREWITH.**

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**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://www.leg.state.co.us/billsummaries>.)*

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters indicate new material to be added to existing statute.*  
*Dashes through the words indicate deletions from existing statute.*

HOUSE  
Am ended 2nd Reading  
March 21, 2011

For property tax years commencing on or after January 1, 2011, the bill:

- ! Allows a nonprofit housing provider (provider) to claim the property tax exemption for property used for strictly charitable purposes for a maximum of 5 consecutive property tax years for property upon which the provider intends to construct or rehabilitate housing to be sold to low-income applicants, regardless of whether or not there is actual physical use of the property;
- ! Allows the state property tax administrator to consider indicators of intent that show off-site progress towards construction or rehabilitation of housing on the property in determining whether a provider satisfies the intent requirement; and
- ! Requires a provider that is allowed an exemption for any property tax year and that subsequently sells, donates, or leases the property to any person other than a low-income applicant who has assisted in the construction of housing for the applicant's residential use on the property to pay all property taxes that the provider did not previously pay due to the exemption.

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

2 **SECTION 1.** Part 1 of article 3 of title 39, Colorado Revised  
3 Statutes, is amended BY THE ADDITION OF A NEW SECTION to  
4 read:

5 **39-3-113.5. Property acquired by nonprofit housing provider**  
6 **for low-income housing - use for charitable purposes - exemption -**  
7 **limitations - definitions.** (1) AS USED IN THIS SECTION, UNLESS THE  
8 CONTEXT OTHERWISE REQUIRES:

9 (a) "AREA MEDIAN INCOME" MEANS THE MEDIAN INCOME OF ANY  
10 COUNTY IN WHICH PROPERTY IS LOCATED IN RELATION TO FAMILY SIZE, AS  
11 PUBLISHED ANNUALLY BY THE UNITED STATES DEPARTMENT OF HOUSING  
12 AND URBAN DEVELOPMENT.

13 (b) "INDICATORS OF INTENT" MEANS OFF-SITE ACTIVITIES OF A

1 NONPROFIT HOUSING PROVIDER THAT ESTABLISH THE PROVIDER'S SPECIFIC  
2 INTENT TO USE PROPERTY FOR THE PURPOSE OF CONSTRUCTING OR  
3 REHABILITATING HOUSING TO BE SOLD TO LOW-INCOME APPLICANTS.

4 (c) "LOW-INCOME APPLICANT" MEANS AN INDIVIDUAL OR FAMILY  
5 WHOSE TOTAL INCOME IS NO GREATER THAN SIXTY PERCENT OF THE AREA  
6 MEDIAN INCOME AND WHO APPLIES TO A NONPROFIT HOUSING PROVIDER  
7 TO ASSIST IN THE CONSTRUCTION AND PURCHASE OF HOUSING TO BE  
8 CONSTRUCTED BY THE PROVIDER.

9 (d) "NONPROFIT HOUSING PROVIDER" MEANS AN ORGANIZATION  
10 THAT IS EXEMPT FROM FEDERAL INCOME TAX PURSUANT TO SECTION 501  
11 (c) (3) OF THE FEDERAL "INTERNAL REVENUE CODE OF 1986", AS  
12 AMENDED, AND THAT HAS A PRIMARY ORGANIZATIONAL MISSION OF  
13 WORKING WITH LOW-INCOME APPLICANTS TO CONSTRUCT OR  
14 REHABILITATE HOUSING THAT THE ORGANIZATION THEN SELLS TO THE  
15 LOW-INCOME APPLICANTS FOR THEIR RESIDENTIAL USE.

16 (2) SUBJECT TO THE LIMITATIONS SPECIFIED IN SUBSECTION (3) OF  
17 THIS SECTION, FOR PROPERTY TAX YEARS COMMENCING ON OR AFTER  
18 JANUARY 1, 2011, REAL PROPERTY ACQUIRED BY A NONPROFIT HOUSING  
19 PROVIDER UPON WHICH THE PROVIDER INTENDS TO CONSTRUCT OR  
20 REHABILITATE HOUSING TO BE SOLD TO LOW-INCOME APPLICANTS IS  
21 DEEMED TO BE BEING USED FOR STRICTLY CHARITABLE PURPOSES,  
22 REGARDLESS OF WHETHER OR NOT THERE IS ACTUAL PHYSICAL USE OF THE  
23 PROPERTY, AND SHALL BE EXEMPT FROM PROPERTY TAXATION IN  
24 ACCORDANCE WITH SECTION 5 OF ARTICLE X OF THE STATE CONSTITUTION.  
25 IN DETERMINING WHETHER A NONPROFIT HOUSING PROVIDER SATISFIES  
26 THE INTENT REQUIREMENT OF THIS SUBSECTION (2) WITH RESPECT TO  
27 PARTICULAR PROPERTY, THE ADMINISTRATOR MAY CONSIDER INDICATORS

1 OF INTENT, INCLUDING BUT NOT LIMITED TO:

2 (a) THE ESTABLISHMENT BY THE NONPROFIT HOUSING PROVIDER  
3 OF A COMMITTEE OR OTHER STRUCTURE FOR THE PURPOSE OF PLANNING  
4 THE CONSTRUCTION OR REHABILITATION OF HOUSING ON THE PROPERTY;

5 (b) STEPS TAKEN BY THE NONPROFIT HOUSING PROVIDER TO  
6 OBTAIN ANY REQUIRED LOCAL GOVERNMENT APPROVALS FOR THE  
7 CONSTRUCTION OR REHABILITATION OF HOUSING ON THE PROPERTY;

8 (c) STEPS TAKEN BY THE NONPROFIT HOUSING PROVIDER TO  
9 DEVELOP AND IMPLEMENT A FINANCING PLAN FOR THE CONSTRUCTION OR  
10 REHABILITATION OF HOUSING ON THE PROPERTY;

11 (d) THE HIRING OF ARCHITECTS, CONTRACTORS, OR OTHER  
12 PROFESSIONALS BY THE NONPROFIT HOUSING PROVIDER IN PREPARATION  
13 FOR THE ACTUAL CONSTRUCTION OR REHABILITATION OF HOUSING ON THE  
14 PROPERTY; AND

15 (e) THE SOLICITATION OR ACCEPTANCE BY THE NONPROFIT  
16 HOUSING PROVIDER OF APPLICATIONS FROM LOW-INCOME APPLICANTS FOR  
17 HOUSING TO BE CONSTRUCTED OR REHABILITATED ON THE PROPERTY.

18 (3) THE PROPERTY TAX EXEMPTION ALLOWED TO A NONPROFIT  
19 HOUSING PROVIDER BY SUBSECTION (2) OF THIS SECTION IS SUBJECT TO  
20 THE FOLLOWING LIMITATIONS:

21 (a) THE EXEMPTION MAY BE ALLOWED FOR A MAXIMUM OF FIVE  
22 CONSECUTIVE PROPERTY TAX YEARS, BEGINNING WITH THE PROPERTY TAX  
23 YEAR IN WHICH THE NONPROFIT HOUSING PROVIDER OBTAINED TITLE TO  
24 THE PROPERTY; AND

25 (b) IF THE NONPROFIT HOUSING PROVIDER IS ALLOWED AN  
26 EXEMPTION FOR ANY PROPERTY TAX YEAR AND SUBSEQUENTLY SELLS,  
27 DONATES, OR LEASES THE PROPERTY TO ANY PERSON OTHER THAN A

1 LOW-INCOME APPLICANT WHO ASSISTED IN THE CONSTRUCTION OF  
2 HOUSING FOR THE APPLICANT'S RESIDENTIAL USE ON THE PROPERTY, THE  
3 PROVIDER SHALL BE LIABLE FOR ALL PROPERTY TAXES THAT THE PROVIDER  
4 DID NOT PREVIOUSLY PAY DUE TO THE EXEMPTION.

5 **SECTION 2. Appropriation.** In addition to any other  
6 appropriation, there is hereby appropriated, out of any moneys in the  
7 general fund not otherwise appropriated, to the department of education,  
8 for allocation to assistance to public schools, public school finance for the  
9 state share of districts' total program funding, for the fiscal year beginning  
10 July 1, 2011 , the sum of eight hundred and forty-five dollars (\$845), or  
11 so much thereof as may be necessary, for the implementation of this act.

12 **SECTION 3. Act subject to petition - effective date.** This act  
13 shall take effect at 12:01 a.m. on the day following the expiration of the  
14 ninety-day period after final adjournment of the general assembly (August  
15 10, 2011, if adjournment sine die is on May 11, 2011); except that, if a  
16 referendum petition is filed pursuant to section 1 (3) of article V of the  
17 state constitution against this act or an item, section, or part of this act  
18 within such period, then the act, item, section, or part shall not take effect  
19 unless approved by the people at the general election to be held in  
20 November 2012 and shall take effect on the date of the official  
21 declaration of the vote thereon by the governor.