

**Second Regular Session  
Sixty-ninth General Assembly  
STATE OF COLORADO**

**PREAMENDED**

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

LLS NO. 14-0678.01 Esther van Mourik x4215

**SENATE BILL 14-089**

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**SENATE SPONSORSHIP**

**Schwartz, Jahn**

**HOUSE SPONSORSHIP**

**Fischer, Szabo, Vigil**

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**Senate Committees**  
Finance

**House Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING A PROHIBITION FOR THE STATE TO ENTER INTO AN**  
102 **AGREEMENT FOR A PAYMENT IN LIEU OF TAXES.**

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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/bills summaries>.)*

**Capital Development Committee.** The bill clarifies that the state is exempt from any requirement for a payment in lieu of property taxes for property that it owns or leases. The bill also specifies that neither the state nor any of its political subdivisions may agree to make any form of a payment in lieu of property taxes in connection with any property that

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.*

it owns or leases.

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

2           **SECTION 1.** In Colorado Revised Statutes, **amend** 39-3-105 as  
3 follows:

4           **39-3-105. Public libraries - governments - school districts -**  
5 **exemption.** Property, real and personal, of public libraries and of the state  
6 and its political subdivisions, including school districts or any cooperative  
7 association thereof, ~~shall be~~ IS exempt from the levy and collection of  
8 property tax. ON AND AFTER THE EFFECTIVE DATE OF THIS SECTION,  
9 UNLESS SPECIFICALLY AUTHORIZED BY LAW, THE STATE MAY NOT  
10 CONTRACTUALLY OBLIGATE ITSELF TO MAKE A PAYMENT IN LIEU OF  
11 PROPERTY TAXES EQUAL TO THE PROPERTY TAXES PAYABLE BY A  
12 NONTAX-EXEMPT ENTITY FOR PROPERTY THAT THE STATE OCCUPIES;  
13 EXCEPT THAT THE STATE MAY ENTER INTO AN AGREEMENT TO MITIGATE  
14 SOME OF THE LOSS OF REVENUE RESULTING FROM THE OWNERSHIP OF THE  
15 PROPERTY BY A TAX-EXEMPT ENTITY.

16           **SECTION 2.** In Colorado Revised Statutes, 39-3-124, **amend** (1)  
17 (a) and (1) (b) (I) (A) as follows:

18           **39-3-124. Property used by state entity - installment sales or**  
19 **lease agreement - lease-purchase or leveraged lease agreement -**  
20 **exemption.** (1) (a) Property, real and personal, that is used by the state  
21 or any of its political subdivisions pursuant to the provisions of any  
22 installment sales agreement, lease-purchase agreement, or any other  
23 agreement whereby the state or such political subdivision ~~shall be~~ IS  
24 entitled to acquire title to ~~such~~ THE property at the end of the agreement  
25 term without cost or for only nominal consideration ~~shall be~~ IS exempt

1 from the levy and collection of property tax. ON AND AFTER THE  
2 EFFECTIVE DATE OF THIS SECTION, UNLESS SPECIFICALLY AUTHORIZED BY  
3 LAW, THE STATE MAY NOT CONTRACTUALLY OBLIGATE ITSELF TO MAKE A  
4 PAYMENT IN LIEU OF PROPERTY TAXES EQUAL TO THE PROPERTY TAXES  
5 PAYABLE BY A NONTAX-EXEMPT ENTITY FOR PROPERTY DESCRIBED IN THIS  
6 PARAGRAPH (a) THAT THE STATE OCCUPIES; EXCEPT THAT THE STATE MAY  
7 ENTER INTO AN AGREEMENT TO MITIGATE SOME OF THE LOSS OF REVENUE  
8 RESULTING FROM THE OWNERSHIP OF THE PROPERTY DESCRIBED IN THIS  
9 PARAGRAPH (a) BY A TAX-EXEMPT ENTITY.

10 (b) (I) (A) Subject to the provisions of sub-subparagraph (B) of  
11 this subparagraph (I), on and after January 1, 2009, the part of real  
12 property that is used by the state, a political subdivision, or a  
13 state-supported institution of higher education pursuant to the provisions  
14 of any lease or rental agreement for at least a one-year term, with or  
15 without an option to purchase, and pursuant to which the subject real  
16 property is used for purposes of the state, political subdivision, or  
17 institution of higher education, as applicable, ~~shall be~~ is exempt from the  
18 levy and collection of property tax. ON AND AFTER THE EFFECTIVE DATE  
19 OF THIS SECTION, UNLESS SPECIFICALLY AUTHORIZED BY LAW, THE STATE  
20 MAY NOT CONTRACTUALLY OBLIGATE ITSELF TO MAKE A PAYMENT IN LIEU  
21 OF PROPERTY TAXES EQUAL TO THE PROPERTY TAXES PAYABLE BY A  
22 NONTAX-EXEMPT ENTITY FOR PROPERTY DESCRIBED IN THIS PARAGRAPH  
23 (b) THAT THE STATE OCCUPIES; EXCEPT THAT THE STATE MAY ENTER INTO  
24 AN AGREEMENT TO MITIGATE SOME OF THE LOSS OF REVENUE RESULTING  
25 FROM THE OWNERSHIP OF THE PROPERTY DESCRIBED IN THIS PARAGRAPH  
26 (b) BY A TAX-EXEMPT ENTITY. If the state or any political subdivision or  
27 state-supported institution of higher education enters into a lease or rental

1 agreement or is already in a lease or rental agreement on or after January  
2 1, 2009, and is exempt from the levy and collection of property tax  
3 pursuant to this section, the state, political subdivision, or state-supported  
4 institution of higher education, as applicable, shall file a copy of the lease  
5 or rental agreement with the county assessor's office. The state or a  
6 political subdivision or institution of higher education shall notify the  
7 county assessor's office in the event that the lease or rental agreement is  
8 terminated prior to the term stated in such lease or rental agreement.  
9 Nothing in this paragraph (b) ~~shall affect~~ AFFECTS property tax  
10 exemptions allowed pursuant to section 8-82-104, 22-32-127, 29-4-227,  
11 30-11-104.2, 31-15-802, or 43-1-214, C.R.S.

12 **SECTION 3. Safety clause.** The general assembly hereby finds,  
13 determines, and declares that this act is necessary for the immediate  
14 preservation of the public peace, health, and safety.