

Second Regular Session  
Sixty-fourth General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. 04-0322.01 Jason Gelender

HOUSE BILL 04-1001

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HOUSE SPONSORSHIP

Stengel,

SENATE SPONSORSHIP

Cairns,

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House Committees

Senate Committees

Finance

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A BILL FOR AN ACT

101 CONCERNING THE PROPERTY TAX EXEMPTION FOR QUALIFYING  
102 SENIORS, AND, IN CONNECTION THEREWITH, INCREASING THE  
103 MAXIMUM AMOUNT OF ACTUAL VALUE OF THE PRIMARY  
104 OWNER-OCCUPIED RESIDENCE OF A QUALIFYING SENIOR THAT  
105 IS PARTLY EXEMPT FROM PROPERTY TAXATION FOR THE 2004  
106 AND 2005 PROPERTY TAX YEARS.

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Bill Summary

*(Note: This summary applies to this bill as introduced and does not necessarily reflect any amendments that may be subsequently adopted.)*

Increases the maximum amount of actual value of the primary owner-occupied residence of a qualified senior that is partly exempt from

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.

property taxation for the 2004 and 2005 property tax years from zero to a specified amount.

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

2 **SECTION 1.** The introductory portion to 39-3-203 (1), Colorado  
3 Revised Statutes, is amended to read:

4 **39-3-203. Property tax exemption - qualifications.** (1) For the  
5 property tax year commencing January 1, 2002, and for property tax  
6 years commencing on or after January 1, 2006, fifty percent of the first  
7 two hundred thousand dollars of actual value as of the assessment date of  
8 residential real property of an owner-occupier shall be exempt from  
9 taxation, ~~and for THE property tax years YEAR commencing on or after~~  
10 ~~January 1, 2003, but before January 1, 2006,~~ fifty percent of zero dollars  
11 of actual value as of the assessment date of residential real property of an  
12 owner-occupier shall be exempt from taxation, AND FOR PROPERTY TAX  
13 YEARS COMMENCING ON OR AFTER JANUARY 1, 2004, BUT BEFORE  
14 JANUARY 1, 2006, FIFTY PERCENT OF THE FIRST ONE HUNDRED THOUSAND  
15 DOLLARS OF ACTUAL VALUE AS OF THE ASSESSMENT DATE OF RESIDENTIAL  
16 REAL PROPERTY OF AN OWNER-OCCUPIER SHALL BE EXEMPT FROM  
17 TAXATION if:

18 **SECTION 2. Effective date.** This act shall take effect at 12:01  
19 a.m. on the day following the expiration of the ninety-day period after  
20 final adjournment of the general assembly that is allowed for submitting  
21 a referendum petition pursuant to article V, section 1 (3) of the state  
22 constitution (August 4, 2004, if adjournment sine die is on May 5, 2004);  
23 except that, if a referendum petition is filed against this act or an item,  
24 section, or part of this act within such period, then the act, item, section,

- 1 or part, if approved by the people, shall take effect on the date of the
- 2 official declaration of the vote thereon by proclamation of the governor.