

House Finance

HB21-1061 Residential Land Property Tax Classification

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Michael Valdez</p> <p>For</p> <p>Special District Association of Colorado</p>	<p>Good Afternoon,</p> <p>My Name is Michael Valdez. I am the Director of Policy for the Special District Association of Colorado.</p> <p>We encourage this committee to approve HB 21-1061 - Residential Land Property Tax Classification.</p> <p>This legislation codifies a Colorado Supreme Court Case that was decided in 2020.</p> <p>The black letter of the law in that case will provide clearer direction to assessors by reducing confusion, and ultimately provide greater certainty to taxing authorities when determining property tax decisions. Codifying the Supreme Court decision will create a uniform source that is easy to access for both professionals and the lay public</p> <p>The three prime areas that are addressed in the bill are:</p> <ul style="list-style-type: none"> • Provides a precise definition of “contiguous” as used in this statutory context; • Clarifies “common ownership” • Outlines minimum standards that establish “residential use” of the secondary parcel <p>Clarity and certainty are important because assessors across the state have been subjected to an increasing number of challenges to property classifications. Additionally, a recent flood of appeals in certain counties to the State Board of Assessment Appeals, the Court of Appeals, and</p>

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	<p>ultimately the Supreme Court have resulted in confusing, conflicting, and inconsistent decisions and application of the current statutory language.</p> <p>These changes will bring more consistency and uniformity in property tax decisions, and limit challenges involving vacant property.</p> <p>Please vote yes on HB 21-1061.</p> <p>Thank you,</p> <p>Michael Valdez</p>
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