



Senior Homestead Exemption

A Primer

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Back in 2000...

- Legislative referred measure
- Proponents:
 - Colorado Senior Lobby
 - AARP Colorado
 - other citizens
- Referendum A enacted at 2000 Election
 - 54.7 percent support
- Took effect in 2002

How it Works for Seniors

- Applies to seniors age 65+, or surviving spouses
- Property must be primary residence
- Continuously owned and occupied for at least 10 years
- 50 percent of first \$200,000 exempt from property tax
 - e.g., for a \$166,000 residence, taxed as if \$83,000
 - e.g., for a \$265,000 residence, taxed as if \$165,000
- Property tax benefit depends on home value and local mill levy (averaged \$499 in 2002; \$545 in 2017)

How it Works for Governments

- Only local governments assess property tax
- Constitution requires state government to reimburse local governments for their revenue loss
- State General Fund expenditure for local government reimbursements in the fiscal year that taxes are paid
- Constitution allows state legislature to adjust \$200,000 cap

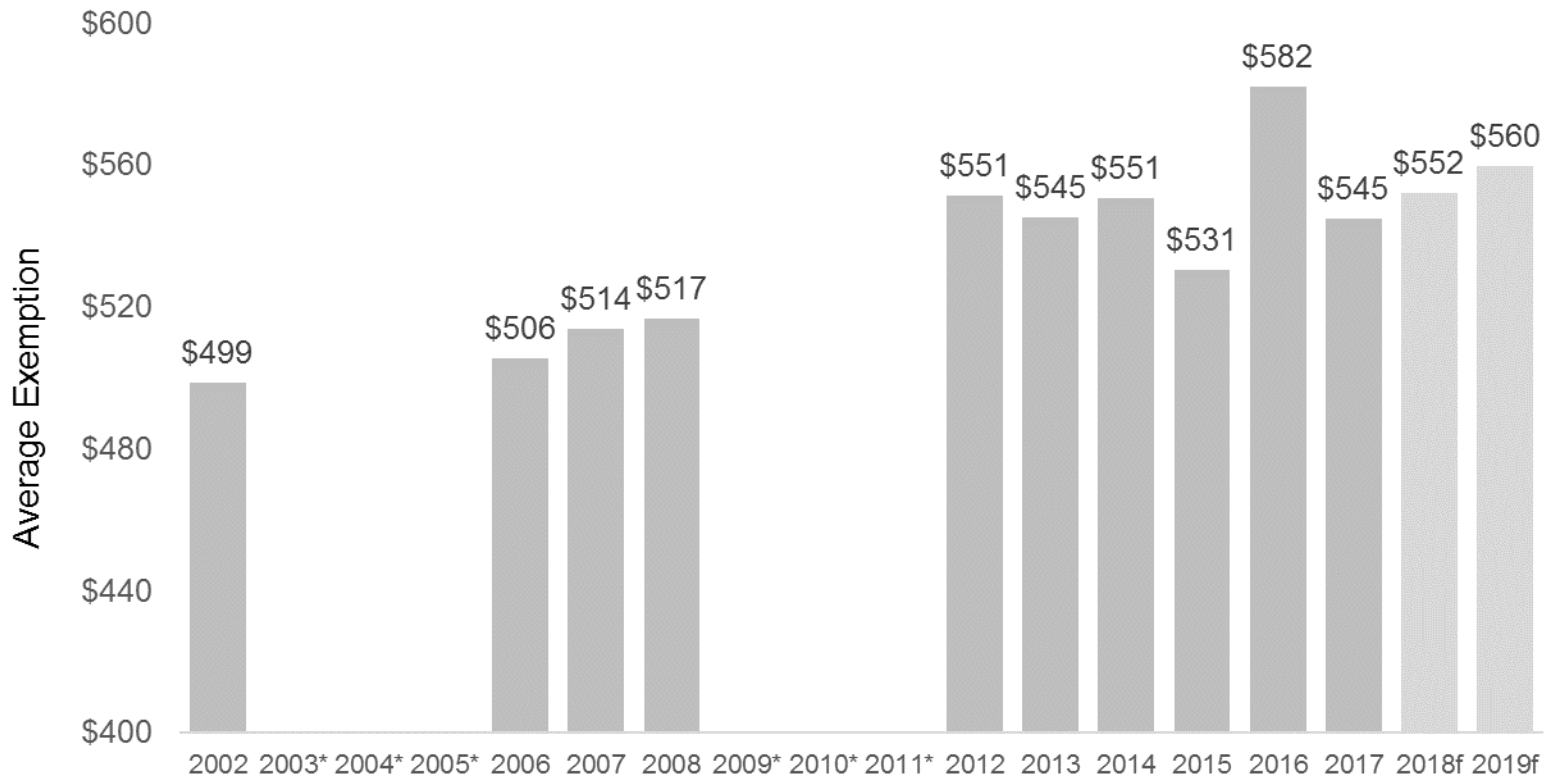
Arguments For (2000 Blue Book)

- Assists low-income seniors with rising tax burden
- Allows long-time senior residents to age in place
- Makes up for low levels of participation in the state property tax deferral program

Arguments Against (2000 Blue Book)

- Not means-tested; benefits seniors for whom tax is less burdensome
- Unnecessary given other tax benefits provided to seniors, including income tax deduction for retirement income and property tax deferral program
- Masks future costs of property tax increases, since these costs are passed through to the state

Home prices and mill levies have raised exemption values

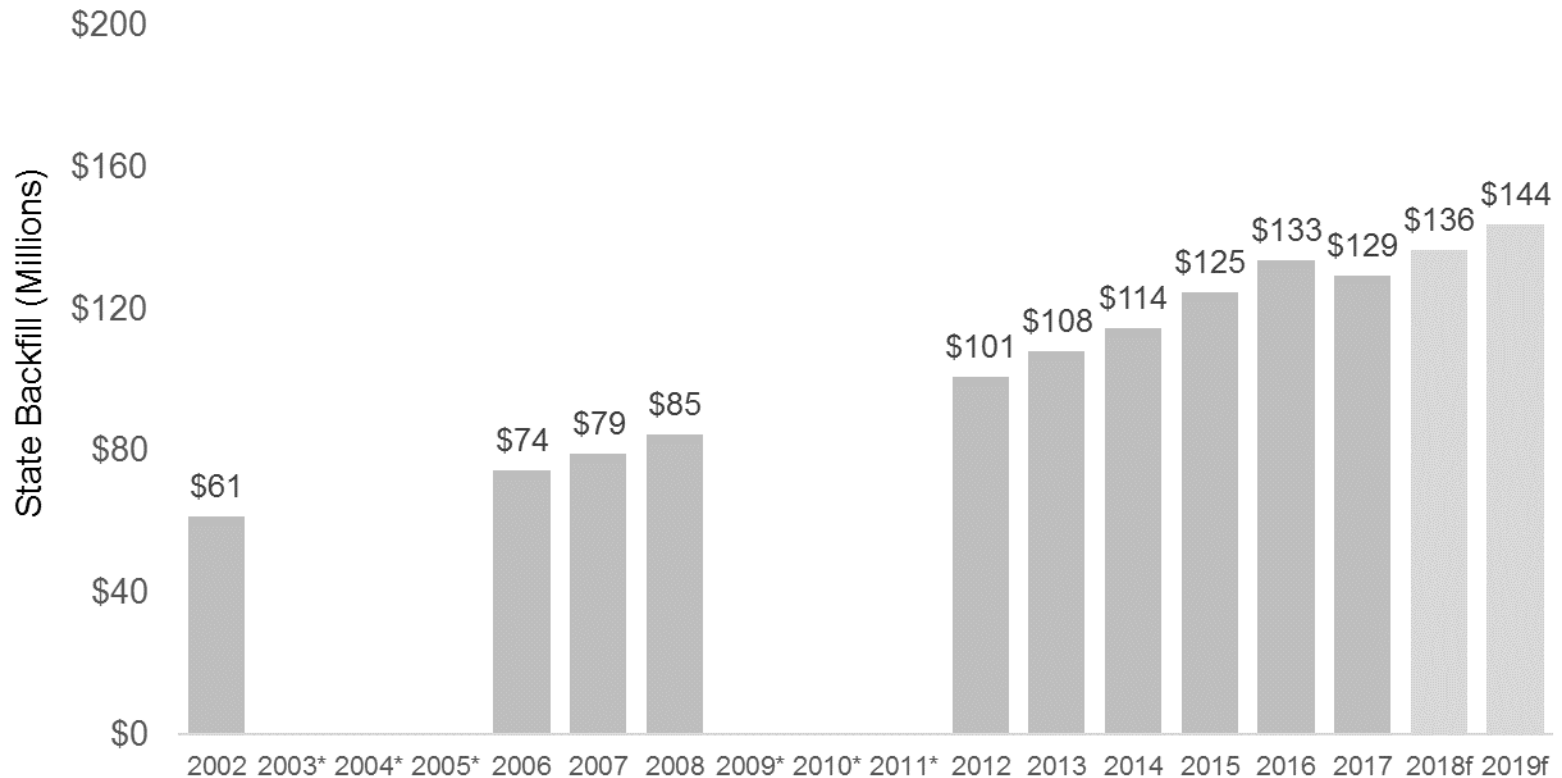


Sources: Division of Property Taxation; Department of the Treasury; Legislative Council Staff

*Indicates years when the exemption cap was set to zero by the state legislature

"f" indicates forecast

...but state costs are mostly demographic-driven

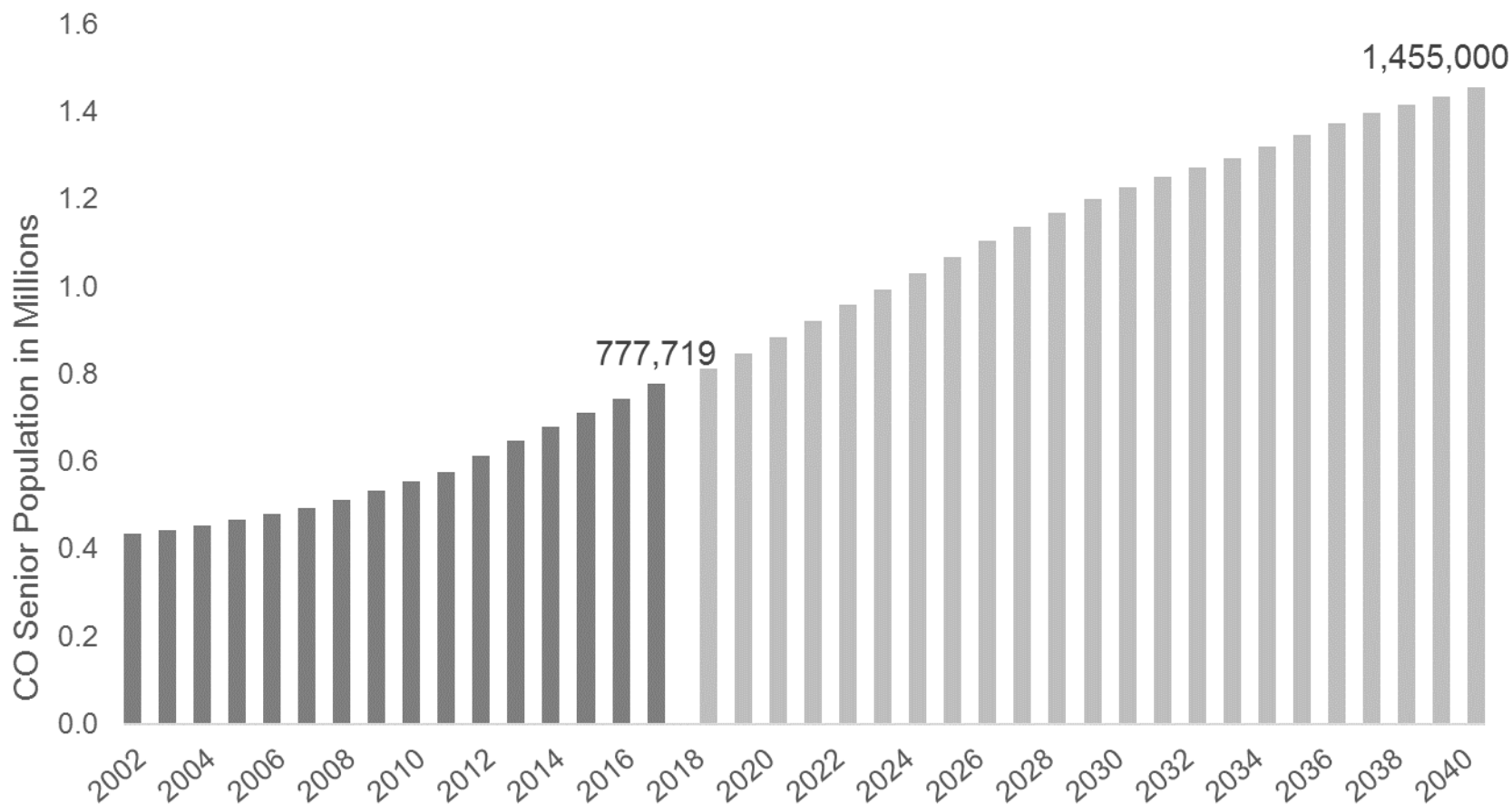


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“f” indicates forecast

...and the senior population is poised to surge



Source: Department of Local Affairs, State Demography Office.

Budgetary Consequences

- Reimbursements paid from the General Fund
- Commitment rises independent of economic conditions
- Legislature has eliminated benefit in years of budget shortfall

- Under Senate Bill 17-267, now a TABOR refund mechanism
 - May protect against cuts in TABOR years
 - May not protect against cuts in recession years

Some Parameters are Set in the Constitution

- Colo. Const., art. X, § 3 (1)(a): “Each property tax levy shall be uniform upon all real and personal property not exempt from taxation under this article[...].”
 - So neither the legislature nor local governments can create a new property tax expenditure
- These parameters are fixed in the constitution:
 - The age threshold (65 years)
 - The residency threshold (10 years)
- Imposing additional eligibility requirements without voter approval is constitutionally complicated, and may be unconstitutional

One parameter can be altered in statute

- The constitution allows the legislature to change the home value cap (currently \$200,000)
 - The cap could be set at a level calculated to limit the cost of the exemption to some amount chosen by the legislature
- Some members have proposed setting the cap at \$0 and providing alternative benefits to seniors
 - These benefits would not be direct property tax exemptions
 - They could be made available via the income tax form
 - They could be means-tested, or consider the percentage of income that a senior spends on property tax
 - They could be made available to seniors who do not own their homes

Questions?

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