

## Senior Citizen & Disabled Veteran Property Tax Exemption

CCTA Quadrennial Training  
February 14 – 16, 2011

- In 2000, voters adopted section 3.5 of article X of the Colorado Constitution, creating a property tax exemption for qualifying senior citizens and their surviving spouses.
- Voters expanded the program to include “qualifying disabled veterans”.

- A property tax exemption is available to senior citizens, surviving spouses of senior citizens, and disabled veterans. For those who qualify, 50 percent of the first \$200,000 in actual value of their **primary** residence is exempted from property taxation. The state pays the exempted portion of the property tax.
- Once approved, the exemption remains in effect for future years, and the applicant should not reapply.

- **NOTE:** The General Assembly eliminated the funding for the senior citizen exemption (but not the veteran exemption) for tax years 2009 through 2011.

## Requirements for Eligibility - Seniors

- Applicant must be a senior who is 65 years or older (as of January 1 of the year of application), or a surviving spouse of a senior who previously qualified for the exemption.
- Applicant must have owned and occupied the property as their **primary** residence for at least ten years as of January 1.

## Requirements for Eligibility - Veterans

- Applicant must be a disabled veteran who has been rated by the U.S. Department of Veterans Affairs as 100% “permanent and total” disabled. VA unemployability awards do not meet the requirement for determining an applicant’s eligibility.
- Applicant must have owned and occupied as their **primary** residence on January 1<sup>st</sup> of the year in which they are applying for the exemption. (If the veteran’s spouse is an owner and the veteran is not, the veteran can still qualify if the couple was married on or before January 1 and both have occupied the property as their primary residence since January 1.

## Procedure

- Seniors and/or surviving spouses who qualify for the property tax exemption must submit an application to their county assessor between January 1<sup>st</sup> and **July 15<sup>th</sup>**.
- Disabled Veterans who qualify for the property tax exemption must submit an application to their county assessor between January 1<sup>st</sup> and **July 1<sup>st</sup>**.
- The State Treasurer's office distributes state funds to the county where the exempted property is located.

## Reporting

- The county treasurer shall provide a report, consisting of three fixed-record-length files, to the State Treasurer no later than April 1. § 39-3-207(3) C.R.S.
- The county treasurer needs to include a signed cover letter with the April 1 report that details the number of accounts granted exemption, the total actual value exempted, and total taxes exempted.

## Reporting

- No later than April 15, the state treasurer shall issue a warrant to each treasurer for the amount needed to fully reimburse all local governmental entities within the treasurer's county for the amount of property tax revenues lost as a result of the exemption.
- Each treasurer shall distribute the total amount received from the state treasurer to the local governmental entities within the treasurer's county as if the lost tax revenues had been regularly paid.
- The treasurer shall provide each local governmental entity with a statement of the amount distributed to that entity that represents reimbursement received from the state for property tax revenues lost as a result of the exemption.

## Additional Information

- Colorado State Treasurer website:  
<http://www.colorado.gov/cs/Satellite/Treasury/TR/1190277266190>
- 39-3-201 through 208, C.R.S