



colorado association of  
**REALTORS®**

## Colorado Bill Updates

### **SB24-033 Lodging Property Tax Treatment (CAR Oppose)**

Bill Sponsors: Sen. Hansen and Rep. Weissman

Senate Bill 33 came out of the Legislative Oversight Committee Concerning Tax Policy this past fall, previously known as “Bill C.” This legislation is sponsored by Sen. Chris Hansen (SD 31) and Rep. Mike Weissman (HD 36). This measure, if passed, would reclassify how short-term rentals are taxed for property tax years starting on January 1, 2026. Short-term rentals (STRs) are defined as stays that are less than 30 consecutive days; any stays that are longer than 30 consecutive days are considered long-term rentals and will remain classified as residential property. SB 33 specifies that if a STR is leased for short-term stays for more than 90 nights and is not a primary residence, it will be assessed at a higher rate and classified as lodging property. Currently, short-term rentals are taxed at the residential rate of 6.7%, and this proposed legislation would change the tax rate from 6.7% to 27.9%. This bill will require assessors to notify STR owners of the number of days during the prior property tax year that determined the property was used as a short-term stay. The owner can dispute the number of days specified by the assessor but will be required to prove that the STR was leased for a different number of days for short-term stays. SB 33 will also create a pilot program established by the property tax administrator to develop a statewide database and reporting system to track STR units. SB 33 is currently scheduled for the Senate Finance Committee on February 13, starting at 2 pm. CAR is opposed to Senate Bill 33 as introduced as it would quadruple the property tax rate for a number of property owners who use their properties as short-term rentals. It would also redefine a residential property as a commercial property, creating a dangerous precedent and lending challenges. Setting an arbitrary line of 90 nights could have a detrimental impact on tourism and local communities.

The Colorado Association of REALTORS® (CAR) have also been engaged on a strategic counter-proposal that would exempt primary and secondary residences from being classified as lodging regardless if used as an STR and therefore, both residences would *not* be taxed at the higher 27.9% rate.

### **SB24-002 Local Government Property Tax Credits Rebates (CAR Support)**

Bill Sponsors: Sen. Roberts, Speaker McCluskie, and Rep. Frizell

Senate Bill 2 would allow local governments to create a property tax or rebate incentive program for property and landowners that own land or property designated as an “area of specific concern.” An “area of specific concern” is defined as the use of real property in the county that is determined to be diminishing or unavailable based on data, and the county declares it necessary to preserve the health and welfare of the residents in that area. In other words, areas and buildings that need improvement can utilize this incentive program to increase the options of available land and buildings for the benefit of the community. This program can help communities convert areas of specific concern to workforce housing.

This legislation is currently scheduled to be heard in the Senate Local Government & Housing Committee on January 30, starting at 1:30 pm.

## **HB24-1056 Issuance of Treasurer’s Deeds (CAR Support)**

Bill Sponsors: Rep. Frizell and Rep. Marshall, Sen. Hansen and Sen. Kolker

The Colorado Association of REALTORS® (CAR) was working on legislation to address “[home equity theft](#)” before the interim Legislative Oversight Committee Concerning Tax Policy brought forward HB 1056. Under current law, counties are required to issue a treasurer’s deed for a property that is delinquent on taxes. These deeds are typically sold to investors. If a lien is not paid off, the new lienholder can auction the property and keep any profits after all debts have been paid off.

CAR is proud to champion legislation protecting homeowners by ensuring any excess amount after all debts are paid off (home equity) goes back to the homeowner.

## **HB24-1014 Deceptive Trade Practice Significant Impact Standard (CAR Oppose)**

Bill Sponsors: Rep. Weissman, Rep. Mabrey, and Sen. Gonzales

The bill aims to reduce the level of evidence necessary to establish a sufficient impact to the public to any amount and would leave businesses vulnerable to deceptive trade claims under the Colorado Consumer Protection Act. Unintentional, mistaken, or errors of omission could be elevated as deceptive trade practices if this bill moves forward. Additionally, E&O insurance does not cover deceptive trade practices, which is why the Colorado Association of REALTORS® is opposing the bill. CAR advocated to amend a similar bill last year, HB23-1192, successfully removing section 1 that attempted to do the same.

## **Wildfire Legislation (CAR Support)**

CAR supports three bills from the Wildfire Matters Review Committee: [HB24-1006](#), [HB24-1024](#), and [SB24-009](#). Together, these bills will increase wildfire mitigation awareness outreach to residents, assist rural communities in accessing wildfire grants, and ignition-source removal programs.

Questions regarding this information? Please contact:

Nick Bokone  
SMDRA Public Affairs and Outreach Consultant  
[nick@smdra.com](mailto:nick@smdra.com)

