



**Chuck Broerman**  
**EL PASO COUNTY TREASURER**

1675 Garden of the Gods Road, Suite 2100  
Colorado Springs, CO 80907  
(719) 520-7900

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**COLORADO PROPERTY TAX DEFERRAL PROGRAM**

*(Property Tax Exemption for Senior Citizens, Disable Veterans, and Gold Star Spouses - See Reverse Side)*

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The Colorado Property Tax Deferral Program provides property tax relief by allowing eligible homeowners to defer their property tax obligation to the State of Colorado. This program is structured similar to a low-interest bearing loan that must be repaid once the applicant is no longer eligible for participation. Eligible homeowners include:

- Seniors over the age of 65
- Activated National Guard or Reservists called into service
- Homeowners experiencing rapid property tax growth may defer a portion of the increase

Eligible homeowners **must** go online and complete the application between **January 1<sup>st</sup>** and **March 31<sup>st</sup>** every year they choose to participate. If you have applied and qualify, the State of Colorado will remit payment directly to the Treasurer's Office on your behalf by April 30<sup>th</sup>. Any payments received prior to the State of Colorado's payment will be refunded to the payment remitter.

To obtain additional information, you may contact the Deferral Program's Customer Service team at (833) 634-2513 or visit <https://colorado.propertytaxdeferral.com/>

***NOTE: This program will place a voluntary lien against the property that must be repaid. Do not apply for this program if you do not wish to defer your taxes.***

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**There are two payment options for remitting your property tax payments.**

- Option 1 – Remit the balance owed in one payment, which is due by April 30<sup>th</sup>.
- Option 2 – The balance owed can be split into two installments. The first half balance is due by February 29<sup>th</sup> and the second half is due by June 17<sup>th</sup>.

**We are unable to accept partial payments of any kind. Any payments received that do not match the installments billed will be returned to the payment remitter.**

Please visit our website <https://treasurer.elpasoco.com/> to:

- Obtain copies of the recent property tax statement
  - View your property tax history starting with the 2018 taxes payable in 2019
  - Sign up for electronic statement delivery
  - Create your online account to securely remit property tax payments
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Tax bills **MUST** be mailed to the property owner according to Colorado Revised Statutes even though a mortgage company may be responsible for making payment.

**PLEASE CHECK WITH YOUR MORTGAGE COMPANY BEFORE PAYING YOUR TAXES.**



**El Paso County Assessor's Office**  
**Mark Flutcher**  
1675 W. Garden of the Gods Road, Suite 2300  
Colorado Springs, CO 80907  
asrweb@elpasoco.com (719) 520-6600

## **NOTICE OF REAL PROPERTY APPEAL PROCEDURES**

If you do not receive further notification by May 1, 2024, your property value will remain the same as the previous year. This notice is sent to you in compliance with Paragraph 8 (c), Section 20, and Article X of the Colorado Constitution. You may appeal the 2024 valuation beginning May 1. You must appear in the El Paso County Assessor's Office or mail your appeal no later than June 10, 2024. After this date, your right to appeal is waived. If you have questions, please contact us using the information above. The 2024 assessment rate for residential property has not yet been set by the State Legislature, § 39-5-121(1)(a)(I), C.R.S.

## **PROPERTY TAX EXEMPTIONS**

### **NOTICE FOR SENIOR CITIZENS, DISABLED VETERANS, and GOLD STAR SPOUSES**

A property tax exemption is available to senior citizens, qualifying disabled veterans, the surviving spouses of Gold Star Veterans and the surviving spouses of senior citizens or disabled veterans who were previously granted the exemption. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence is exempted. The state pays the exempted portion of the property tax. Once approved, the exemption remains in effect for future years, and the applicant need not reapply. The General Assembly may eliminate the funding for the Senior Citizen Exemption or Disabled Veteran Exemption at their discretion in any year that the budget does not allow for the reimbursement. Application requirements are as follows:

#### **SENIOR CITIZEN EXEMPTION**

The exemption is available to applicants who: a) are at least 65 years of age as of January 1 of the year of application, b) owned their home for at least 10 consecutive years as of January 1, and c) occupy it as their primary residence and have done so for at least 10 consecutive years as of January 1. Limited exceptions to the ownership and occupancy requirements are detailed in the qualifications section of the application. The exemption is also available to surviving spouses of senior citizens who previously met the requirements. The application deadline **for 2024 is July 15**. The application form is available from the website of the Colorado Division of Property Taxation at <https://cdola.colorado.gov/property-taxation> or the county assessor of the county in which the property is located. The application must be submitted to the county assessor at the address above.

#### **VETERANS WITH A DISABILITY EXEMPTION**

The exemption is available to applicants who: a) sustained a service-connected disability while serving on active duty in the Armed Forces of the United States, b) were honorably discharged, and c) were rated by the federal Department of Veterans Affairs as one hundred percent permanent disability through disability retirement benefits. Disabilities rated at less than one hundred percent and VA unemployability awards do not meet the requirement. The applicant must have owned and occupied the home as his or her primary residence since January 1 of the year of application; however, limited exceptions to the ownership and occupancy requirements are detailed in the eligibility requirements section of the application. The application deadline **for 2024 is July 1**. Applications are available from the Colorado Department of Military and Veterans Affairs, from the website of the Colorado Division of Property Taxation at <https://cdola.colorado.gov/property-taxation> or the county assessor of the county in which the property is located. Completed applications must be submitted to the county assessor of the county in which the property is located.

#### **VETERANS WITH A DISABILITY SURVIVING SPOUSE EXEMPTION**

The exemption is available to surviving spouses of disabled veterans who had the disabled veteran exemption and who passed away prior to January 1 of the current year. The property must be owner occupied and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying disabled veteran. The application deadline **for 2024 is July 1**. Applications are available from the Colorado Department of Military and Veterans Affairs, from the website of the Colorado Division of Property Taxation at <https://cdola.colorado.gov/property-taxation> or the county assessor of the county in which the property is located. Completed applications must be submitted to the county assessor of the county in which the property is located.

#### **GOLD STAR SPOUSES**

Beginning in January 2023, this exemption is available to surviving spouses of "Gold Star" Veterans. The property must be owner occupied as of January 1 in the year of the application and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying Gold Star Veteran. The application deadline **for 2024 is July 1**. In early January 2024 applications will be available from the Colorado Department of Military and Veterans Affairs, from the website of the Colorado Division of Property Taxation at <https://cdola.colorado.gov/property-taxation> or the county assessor of the county in which the property is located. Completed applications must be submitted to the county assessor of the county in which the property is located.