NOTICE for QUALIFIED SENIOR PRIMARY RESIDENTIAL CLASSIFICATION

A qualified senior primary residential property tax classification is available for tax years 2025 and 2026. This allows property owners who moved and lost their senior exemption, or will move in 2025 or 2026, to have it temporarily reinstated for their new primary residence, if they meet certain requirements. For those who qualify, 50 percent of the first $200,000 in actual value of their primary residence real property is not taxable, unless it causes the assessed value to drop below $1,000.

Application requirements are as follows:

The applicant must have previously qualified for, and received, the senior property tax exemption in property tax year 2020 or later, but are not currently receiving it. The applicant must meet "owner-occupier" criteria. "Owner-occupier" is defined as an individual who; is an owner of record of residential real property that the individual occupies as the individual's primary residence; *OR* is not the owner of record, but is either a spouse or civil-union partner of an owner of record of the residential real property, and who also occupies the residential real property as the owner of record's primary residence, or is the surviving spouse or partner of an owner of record until the owner of record's death; *OR* is not an owner of record of the residential real property because the property has been purchased by, or transferred to, a trust, a corporate partnership, or any other legal entity solely for the estate planning purposes; *OR* but for the confinement of the individual to a hospital, nursing home, or assisted living facility, would occupy the residential real property as the individual's primary residence.

Applications are available on the Colorado Division of Property Taxation website or at the county assessor of the county in which the property is located.

The application deadline **is March 15**. Completed applications must be submitted to the county assessor of the county in which the property is located at the following address:

Larimer County Assessor
200 W Oak Street, 2nd Floor
P.O. Box 1190
Fort Collins, CO 80522-1190

Phone: 970-498-7050
FAX: 970-498-7070

Completed applications must be submitted to the county assessor of the county in which the property is located, at the above address, no later than March 15.