



Eligibility Information

To qualify for a deferral, the following criteria must apply.

Applicant Criteria

- The applicant must be 65 years of age or older by December 31, 2025.
- *The taxpayer must own and reside in the property subject to property tax deferral.
 - A senior who still resides in their home may rent out a room or portion of their home.
 - The property cannot be used as an income-producing rental property.
 - ***Non-Residence Exception:** A senior owner who is not residing on the property due to ill health (e.g., in an assisted living facility, rehabilitation facility, etc.), remains eligible for a deferral loan.

Property Criteria

- The property cannot have any past due or delinquent taxes owed or unredeemed tax sales due.
- No reverse mortgages can exist on the property.
- The deferred taxes plus accrued interest, including interest from current and/or prior property tax deferrals and additional property liens or mortgages, **cannot exceed 75% of the assessed market value.**
 - If the interest amount does exceed 75% of the assessed market, the homeowner **cannot take out a new deferral loan** on the property.
 - The taxpayer must obtain the market value of the property from the County Assessor or refer to their county tax bill.

Application Criteria

- The application must be filed between January 1 and April 1 of the current year.
- Applicants who have deferrals from prior year(s) must reapply each year for continued deferral assistance **OR** notify the State if they choose to opt out of participating for the current tax year.
- Applicants may continue prior deferrals without applying for a current tax year deferral.
 - An applicant's prior year(s) deferrals can remain active in the deferral program without applying for a new deferral, if program eligibility requirements are still met. See **Events Requiring Repayment.**

Following the Acceptance of a Deferral Application

- The County Treasurer will record the signed application/deferral certificate as a lien on the property and send the application to the State Treasurer via email no later than April 8, 2026.
- The State Treasurer will pay your County Treasurer the amount of property taxes you defer. This amount will accrue simple interest at the annual rate starting May 1 of the year the deferment is made.
 - By statute, the interest rate for the given property tax year is based on the 10-year Treasury Rate posted on February 1 each year in the *Wall Street Journal*.
 - The interest rate will be effective May 1, 2026 through April 30, 2027.
- When deferral eligibility is determined, a copy of the taxpayer's recorded deferral certificate (recorded application) will be sent to the taxpayer showing the tax year and amount of property tax deferred.
- The taxpayer can make payments toward their total deferral balance for any amount at any time. Payments are made to the Colorado State Treasurer.

Events Requiring Repayment of Deferral Loans:

Payment of existing deferrals are due in full 90 days after one of the following events occurs, except in the case of the homeowner's death. If the homeowner passes away, full payment is due one year following the date of death.

Repayment is required if the property is:

- sold or under contract to be sold,
- a transfer of property title/deed occurs,
- the property becomes a rental property,
- a reverse mortgage occurs or currently exists on the property
- or the death of the homeowner of record occurs, (with no surviving spouse of record)

When the full amount of the deferred taxes and accrued interest is paid, the State Treasurer will issue a release of lien to the homeowner, POA, title company or legal representative.

Instructions for Completing a Senior Deferral Application

Homeowner Information

- Full Name* (first and last names)
- Phone Number
- Mailing address
- Email address (if there is no email address available, please write N/A)

* If the deferral application is under a Trust, please use the Trust name. The point of contact for the Trust and their contact information is required for the homeowner information section of the application.

Property Information

Please refer to your county tax bill for this information or contact your County Treasurer's office for assistance.

- Physical Property Address
- Parcel/Account Number
- Alternate APN
- Legal Description

Property Value and Calculating Deferral Eligibility

Information Needed	Additional Directions and Notes
Assessor Market Value and value calculated by 75%	Please refer to county tax bill for this figure. If you don't have your tax bill, contact your County Assessor. Calculate the Assessor Market value by 75% (e.g., \$400,000 x 0.75 = \$300,000)
1. Previous Year(s) deferred amount(s) plus interest	If none, please write \$0. If the amount is unknown, contact your County Treasurer.
2. Current mortgage balance	If none, please write \$0.
3. Additional lien(s)	An additional lien could include a second mortgage or HELOC (home equity line of credit). DO NOT include tax deferrals. If none, write \$0.
4. Amount of current taxes owed	Please refer to county tax bill for this figure. If you don't have your tax bill, contact your County Assessor.
5. Total	Add together Lines 1 through 4. <i>Eligibility Determination</i> <ul style="list-style-type: none"> • If the total of line 5 is less than or equal to the calculated 75% Assessor Market Value, the applicant is eligible to defer this year's property taxes if all certification boxes are true and checked. • If the total of line 5 is more than the calculated 75% Assessor Market Value, the applicant is not eligible to defer this year's property taxes, even if all certification boxes are true and checked.

Eligibility Certification

Additionally, to be eligible for a property tax deferral, the following must be true and attested to:

- The applicant(s) are the legal owner(s) of the residential property
- Resident is 65 years or older by Dec. 31, 2025
- Property is owner occupied
- Property does not have a reverse mortgage
- Property has no delinquent taxes owed

Print and Sign the Application

- If the spouse/partner is also listed on the deed or county tax bill, both names and signatures are required.
- Check the box if the property is a Trust, Guardian, Personal Representative or Power of Attorney
 - If applicable, provide the name of the Trust, point of contact(s) and their phone number(s).

Submitting the Application and Next Steps

- **The application must be received by the county treasurer's office no later than April 1, 2026.**
- The County Treasurer's Office will contact you with any questions or concerns.
- If your application is eligible, the County Treasurer's Office will record it.
- Your property tax will be paid by the State Treasury to the county by April 30, 2026.
- A copy of the recorded Certificate of Deferral will be provided to you by the County Treasurer.