



**STATEMENT FOR THE RECORD BEFORE THE COLORADO HOUSE FINANCE
COMMITTEE ON HB 25-1199: PROPERTY TAX PAYMENT SCHEDULE**

March 10, 2025
Hunter Nelson, Colorado Director
Small Business Majority

Thank you, Chairman Snyder and members of the Committee:

My name is Hunter Nelson and I'm the Colorado Director for Small Business Majority, a small business organization with a mission to empower America's diverse entrepreneurs to build a thriving and equitable economy. I'm pleased to provide testimony on House Bill 25-1199, legislation that would create an additional payment schedule option for commercial property taxes.

Currently, commercial property taxes are due in mid-January of the following year with only two payment options: full payment by April 30 or two installment payments due on February 28 and June 15. These payment structures are not convenient for some small business owners and can make it hard to balance their budgets, especially if they are experiencing cash flow issues. Some small businesses experience large seasonal fluctuations in revenue; therefore, a different payment option could be more practical. In the post-pandemic period, it is essential to enact provisions that will alleviate financial burdens on entrepreneurs.

This legislation would create a four-installment payment option for commercial property taxes, with payments due in February, April, July and September. By offering another payment schedule, this legislation would help preserve small businesses that have been pillars of Colorado's communities for decades. This is especially important for small businesses of color who are most at-risk of displacement in the rapidly gentrifying Denver metro area. Additionally, this legislation would support small business owners who have paid off their commercial mortgage, as they are eligible for the payment in this bill.

As increasing property taxes made headlines and nearly required a special legislative session last year, it's important that you enact policies that help small business owners contend with rising costs. We urge you to vote yes on House Bill 25-1199 to make paying commercial property taxes easier for Colorado's small businesses.

Sincerely,

Hunter Nelson
Colorado Director
Small Business Majority