



# VOTE NOVEMBER 3<sup>RD</sup>



**On Nov. 3**, make your voice heard and get the REALTOR® vote out – visit [GoVoteColorado.com](https://www.GoVoteColorado.com) to update your voter registration or track your ballot.

Colorado REALTORS® support candidates and issues that build strong communities, protect private property rights, and promote a vibrant economic future for all Coloradans.

## STATE LEGISLATIVE CANDIDATES

After thorough deliberation, the Colorado Association of REALTORS® Political Action Committee (CARPAC), with consideration of recommendations made by REALTORS® across the state who participated in candidate interviews, endorses:

### SENATE

SD 4 – Jim Smallwood\*  
SD 10 – Larry Liston\*  
SD 14 – Joann Ginal\*+

SD 19 – Rachel Zenzinger\*  
SD 23 – Barbara Kirkmeyer  
SD 25 – Kevin Priola\*

SD 26 – Jeff Bridges\* +  
SD 27 – Suzanne Staiert  
SD 28 – Janet Buckner\*

SD 31 – Chris Hansen\*  
SD 33 – James Coleman\*  
SD 35 – Cleave Simpson, Jr.

### HOUSE

HD 2 – Alec Garnett\* +  
HD 4 – Serena Gonzales-Gutierrez\*  
HD 7 – Jennifer Bacon  
HD 6 – Steven Woodrow  
HD 10 – Edie Hooton\*  
HD 11 – Karen McCormick  
HD 12 – Tracey Barnett  
HD 13 – Judy Amabile  
HD 14 – Shane Sandridge\*  
HD 16 – Andres Pico

HD 17 – Tony Exum\*  
HD 18 – Marc Snyder\*  
HD 19 – Tim Geitner\*  
HD 20 – Terri Carver\* +  
HD 21 – Mary Bradfield  
HD 22 – Colin Larson\*  
HD 24 – Monica Duran\* +  
HD 28 – Kerry Tipper\*  
HD 30 – Dafna Michaelson Jenet\*  
HD 34 – Kyle Mullica\*  
HD 35 – Shannon Bird\*

HD 36 – Mike Weissman\* +  
HD 37 – Caroline Cornell  
HD 39 – Mark Baisley\*  
HD 43 – Kevin Van Winkle\* +  
HD 44 – Kim Ransom\*  
HD 47 – Bri Buentello\* +  
HD 48 – Tonya Van Beber  
HD 49 – Mike Lynch  
HD 51 – Hugh McKean\*  
HD 53 – Jeni Arndt\*  
HD 54 – Matt Soper\*

HD 55 – Janice Rich\*  
HD 56 – Rod Bockenfeld\*  
HD 57 – Perry Will\*  
HD 58 – Marc Catlin\*  
HD 61 – Julie McCluskie\* +  
HD 62 – Donald Valdez\*  
HD 63 – Dan Woog  
HD 65 – Rodney Pelton\*

\*Friendly Incumbents  
+Legislators of the Year

**IT'S YOUR VOICE, IT'S YOUR VOTE. | REFER TO THIS GUIDE WHEN YOU VOTE.**

Flip for information on 2020 Ballot Measures



colorado association of  
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## BALLOT MEASURES

### **AMENDMENT B – Repeal Property Tax Assessment Rates (Gallagher Amendment)**

Adopted by Colorado voters in 1982, the Gallagher Amendment sets residential and nonresidential property tax assessment rates in the state constitution.

- Currently, the state constitution requires 45% of the state's property tax base be levied on residential property and 55% on commercial property.
- If Amendment B passes, the current assessment rates might freeze in place for four years and future assessments rates would be set by the state legislature (increases would be still be subject to TABOR).



### **WHAT TO CONSIDER WHEN VOTING ON AMENDMENT B**

**CAR is neutral on Amendment B.** Under the Gallagher Amendment, the property tax assessment rate for commercial property which is currently at 29%, is expensive for business sectors that drive Colorado's economy. The residential assessment ratchets down to ensure homeowners are paying the ratio accordingly (7.15% today).

When property values of homes increase, the property tax assessment rates can decline. Therefore, if declines continue due to the impacts of Covid-19, it would place pressure on the state budget to backfill funding for other priorities such as schools or fire districts. However, it remains unclear if the freeze is legally valid because a state legislature cannot bind a future legislature's actions. Moreover, voters have to decide if they trust the legislature to set property tax rates for commercial and residential rates in a time of high polarization and competing budget scarcities. While

CAR appreciates the intent to remedy the challenges that the Gallagher Amendment has presented over the years that voters may decide to change, CAR will continue to identify long-term solutions because Colorado property owners deserve more certainty about their property taxes and Amendment B has many unintended consequences we cannot foresee.

### **PROPOSITION EE – Cigarette Tobacco and Nicotine Products Tax**

- Incrementally increases the state levied cigarette and tobacco product tax from 84 cents to \$2.64 per pack by July 2027.
- Creates a new tax on nicotine products such as e-cigarettes.
- Revenue would be dedicated to various funds that include Preschool programs, housing development, state education, rural schools, tobacco tax and education, and the general fund.



### **WHY COLORADO REALTORS® SUPPORT PROPOSITION EE**

**CAR supports Proposition EE.** The state legislature referred House Bill 1427 in the 2020 legislative session to put the question to Colorado voters on whether taxes on cigarette and tobacco products should be increased and dedicate revenue to better our communities, including housing programs. Amid a housing affordability crisis, we understand that a decreasing inventory and lack of resources for consumers contributes to the problem. Increasing funding to the Housing Development Grant program will allow the state to increase activities and support of organizations and programs that improve,

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preserve or expand the supply of affordable housing, finance foreclosure prevention activities, and acquire housing and economic data necessary to advise the State Housing Board on local housing conditions.

### **PROPOSITION 117 – Voter Approval Requirement for Creation of Certain Fee-Based Enterprises**

Enterprises are government-owned businesses that provide goods or services for a fee or surcharge that is paid for by the individuals or entities that are purchasing the goods or services. Enterprises were established through the Colorado Taxpayer's Bill of Rights (TABOR).

- Requires statewide voter approval to create new state enterprises if the enterprise's revenue is greater than \$100 million within the first five years.



### **WHY COLORADO REALTORS® SUPPORT PROPOSITION 117**

**CAR supports Proposition 117.** In 1992, Colorado voters voiced the need to have a say on any state tax increase and therefore, approved TABOR. Prop. 117 would strengthen TABOR by also requiring voter approval for large fees such as car registration, hospital stays and health insurance so that all Colorado voters have a voice in our state's spending decisions. It also provides a check on the legislature by closing a loophole that allows them to get around TABOR requirements with new enterprises that increase costs to Colorado consumers.

### **PROPOSITION 118 – Paid Family and Medical Leave Insurance Program**

- Allows for 12 weeks of paid family and medical leave with a maximum benefit of \$1,100 per week. (An additional four weeks would be allowed for childbirth.)
- Is funded through a payroll tax to be paid for by employers and employees in a 50/50 split.
- Premiums would be 0.9% of the employee's wage for the first two years (2023 and 2024). Businesses with less than 10 employees would be exempt.



### **WHY COLORADO REALTORS® OPPOSE PROPOSITION 118**

**CAR opposes Proposition 118.** COVID-19 has left a long-lasting mark on all

Coloradans--whether it be health-related, job loss or business closure. Not to mention, the stress on working families to continue to provide education to their kids during school closures and provide childcare while working remotely to keep families safe.

CAR believes an organization's ability to provide family leave benefits is a win-win. Prop. 118 however, would create a new tax that represents a 20% increase on income tax, further hurting individuals and small businesses struggling to recover from COVID-19. A recent [economic impact study](#) completed by Common Sense Institute, found that by year two, the program would be bankrupt if only 6.2% of Coloradans use up to 9.5 weeks of leave. As an employee, you could be paying into a program that may not have sufficient funding by the time you should you ever need it--forcing our state lawmakers to make cuts in education, transportation and other state needs to fund the program.



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## OTHER MEASURES ON YOUR BALLOT

*CARPAC Trustees did not take a position on these measures.*

### **Amendment 77 – Local Voter Approval of Gaming Limits in Black Hawk, Central City, and Cripple Creek**

Allows the towns of Central City, Black Hawk, and Cripple Creek — where gaming is legal in Colorado — to hold local elections to (1) set a maximum single bet at any amount (current maximum single bet limit is \$100) and (2) allow more game types in addition to slot machines, blackjack, poker, roulette, and craps. The gaming tax revenue for community colleges would also be extended to include programs that focus on student retention and credential completion.

### **Proposition 113 – National Popular Vote**

A yes vote would enter Colorado into the National Popular Vote Interstate Compact and therefore gives all nine electoral votes to the presidential candidate with the most popular votes nationwide. A no vote would instead allocate Colorado's electoral votes based upon Colorado's election results. As of July 2020, 16 states and Washington, D.C. have adopted legislation to [join the compact](#). This originated with the state legislature as a piece of legislation that passed on a strictly partisan vote, and citizens gathered enough signatures to put this on the ballot to let voters decide if the actions of the legislature represent their views.

### **Proposition 114 – Restoration of Grey Wolves**

Requires the Colorado Parks and Wildlife Commission to create a plan to reintroduce and manage gray wolves on designated lands west of the continental divide by the end of 2023 and directs the state legislature to make appropriations to fund the program.

### **Proposition 116 – State Income Tax Rate Reduction**

Decreases the state income tax rate from 4.63% to 4.55% for individuals, estates, trusts, and foreign and domestic C corporations operating in Colorado.

**For other issues that are on the state ballot this November visit the [Colorado Secretary of State's website](#).**

**Voting is the most important action you can take to protect our industry and promote homeownership. Visit [GoVoteColorado.com](#) to check your voter registration and receive updates on the status of your ballot.**



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