



DENVER
THE MILE HIGH CITY

CITY AND COUNTY OF DENVER
DEPARTMENT OF FINANCE

Assessment Division
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Residential Building Demolition & Property Taxes

Any vacant land will be taxed at the commercial rate of 29%

Demolition of residential improvements prior to the assessment date, January 1 of each year, may increase your property tax liability.¹

According to Colorado State statutes the assessor must classify each property in the county for property tax purposes on January 1. Property classified as residential is taxed at the residential rate at 7.96% of its market value. Property classified as non-residential property is taxed at 29% of its market value. The difference in classification can result in a greater than three fold increase in property taxes.

Statutes define residential property as land improved “with a building designed predominately as a place of residency by a person, family or families”. Residential structures that are partially complete on January 1, including foundations, are classified according to their intended use.

Residential structures that are fully demolished on January 1 are classified as vacant land and taxed as non-residential property regardless of prior use, zoning or future intended use.

As you make plans for demolition of residential improvements please recognize the implications of the timing of the demolition and the potential property tax ramifications.

If you have any questions please call the Assessor’s Office at 720-913-4162 and ask to speak to a residential appraiser. If you are a contractor receiving this notice please forward it to the property owner before beginning demolition.

All vacant land on January 1st will be taxed at the commercial rate of 29% of market value.

¹Joseph G. Beeler and Theresa A. Kiss v. Property Tax Administration, 2005 Board of Assessment Appeals Docket No 47469.

