

FINANCE MEMORANDUM
#14-2026

DATE: July 13, 2026

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*

FROM: Jason Loveland, Deputy City Manager *JL 2*

SUBJECT: CR-93 – Nov. 3, 2026 Ballot Question – Accommodations Tax Increase

PURPOSE

To consider CR-93, a resolution submitting a ballot question to voters at the Nov. 3, 2026 election to increase the City's accommodations tax rate from 5% to 8%.

BACKGROUND

Northglenn Municipal Code Section 5-3-3(a) requires a 5% tax on accommodation services, including short-term rentals and hotel stays, of less than 30 consecutive days. The accommodations tax was first imposed in 1980, and the rate has been 5% since Jan. 1, 1982. The tax is used for general purposes which include public safety, street maintenance, snow removal, parks, recreation, and culture, and administrative functions of the City.

Staff has evaluated the City's accommodations tax rate as part of ongoing revenue discussions and identified that Northglenn's current rate is lower than many neighboring municipalities. Increasing the rate would generate additional General Fund revenue from visitors and short-term lodging while maintaining a rate that is generally consistent with surrounding communities.

The following table compares Northglenn's current accommodation tax to neighboring communities:

Municipality	Accommodations Tax Rate
Arvada	2.00%
Boulder	7.50%
Thornton	7.00%
Westminster	7.00%
Wheat Ridge	10.00%
Northglenn	5.00%

At the July 6, 2026 study session, staff presented information regarding the City's accommodations tax rate and discussed the option of referring a ballot question to voters to increase the rate from 5% to 8%. Following discussion, Council expressed consensus to move forward with preparing a ballot question for consideration.

BUDGET/TIME IMPLICATIONS

The estimated cost to include this ballot question in the Nov. 3, 2026 coordinated election is approximately \$20,000. If Council approves CR-93, staff will return on Aug. 10, 2026 with intergovernmental agreements with Adams and Weld counties authorizing the City to participate in the coordinated election.

The ballot question refers to taxes being increased by an estimated \$450,000 annually, which is purposely greater than actual expectations to not disclose a single taxpayer's sales information.

STAFF RECOMMENDATION

Staff recommends approval of CR-93.

STAFF REFERENCE

If Council members have any questions, please contact Jason Loveland, Deputy City Manager, at jloveland@northglenn.org or 303.450.8817.

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-93
Series of 2026

Series of 2026

A RESOLUTION CALLING A SPECIAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, SUBMITTING A BALLOT QUESTION TO THE ELECTORS OF THE CITY OF NORTHGLENN REGARDING A PROPOSED INCREASE IN THE RATE OF THE SALES TAX IMPOSED SOLELY ON ACCOMMODATION SERVICES FROM FIVE PERCENT (5%) TO EIGHT PERCENT (8%), AND SETTING THE BALLOT TITLE THEREOF

WHEREAS, according to Article X, Section 20, of Colorado Constitution, ballot issues regarding the increase in a rate of sales tax shall be decided at a state general election, biennial local district election, or at elections held on the first Tuesday in November of odd-numbered years;

WHEREAS, Section 2.3 of the City of Northglenn Home Rule Charter authorizes the calling of a special municipal election by resolution or ordinance of the City Council at least forty-five (45) days prior to the election; and

WHEREAS, Tuesday, November 3, 2026, is the date of the state general election, and the City is therefore authorized to set and conduct a special election to seek voter approval for an increase in the rate of sales tax imposed solely on the provision of accommodation services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council hereby calls a special election to be held on November 3, 2026.

Section 2. At the special election to be held on Tuesday, November 3, 2026, the following question shall be submitted to the registered electors of the City of Northglenn, Colorado:

QUESTION NO. ____: (INCREASE IN SALES TAX ON ACCOMMODATIONS SERVICES)

SHALL CITY OF NORTHGLENN TAXES BE INCREASED BY \$450,000 ANNUALLY COMMENCING IN 2027 AND BY SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER, BY INCREASING THE CITY SALES TAX RATE ON ACCOMMODATION SERVICES FROM FIVE PERCENT (5%) TO EIGHT PERCENT (8%), WITH PROCEEDS TO BE USED FOR GENERAL GOVERNMENTAL PURPOSES, INCLUDING, BUT NOT LIMITED TO, PUBLIC SAFETY, STREET MAINTENANCE, PARKS, RECREATION, AND CULTURE, AND ADMINISTRATIVE FUNCTIONS OF THE CITY, TO BE COLLECTED AND SPENT AS A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

Section 3. The City Council hereby sets the ballot title for such question in the same form as the question set forth in Section 2 hereof.

DATED, at Northglenn, Colorado, this _____ day of _____, 2026.

SHANNON LUKEMAN-HIROMASA
Mayor Pro Tem

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney