

Representative Kraig Powell proposes the following substitute bill:

SCHOOL PROPERTY TAX FUNDING

2013 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Aaron Osmond

House Sponsor: Daniel McCay

LONG TITLE

General Description:

This bill makes changes related to school property taxes and funding.

Highlighted Provisions:

This bill:

- ▶ defines terms;
- ▶ sets the school minimum basic tax rate at a fixed rate;
- ▶ provides for certain notification and certification requirements related to the school minimum basic tax rate;
- ▶ repeals certain public notice requirements related to the school minimum basic tax rate;
- ▶ requires specified increases in the value of the weighted pupil unit as the minimum basic tax rate generates additional revenue for the basic program;
- ▶ amends a school board local levy;
- ▶ repeals obsolete language; and
- ▶ makes technical and conforming changes.

Money Appropriated in this Bill:

None

Other Special Clauses:



26 This bill has retrospective operation to January 1, 2013.

27 This bill coordinates with S.B. 1, Public Education Base Budget, by providing
28 superseding and substantive amendments.

29 **Utah Code Sections Affected:**

30 AMENDS:

31 **11-13-302**, as last amended by Laws of Utah 2011, Chapter 371

32 **53A-17a-103**, as last amended by Laws of Utah 2011, Chapter 371

33 **53A-17a-135**, as last amended by Laws of Utah 2012, Chapters 4 and 421

34 **53A-17a-164**, as enacted by Laws of Utah 2011, Chapter 371

35 **59-2-102**, as last amended by Laws of Utah 2012, Chapter 240

36 **59-2-926**, as last amended by Laws of Utah 2009, Chapter 388

37 **Utah Code Sections Affected by Coordination Clause:**

38 **53A-17a-135**, as last amended by Laws of Utah 2012, Chapters 4 and 421

39

40 *Be it enacted by the Legislature of the state of Utah:*

41 Section 1. Section **11-13-302** is amended to read:

42 **11-13-302. Payment of fee in lieu of ad valorem property tax by certain energy**
43 **suppliers -- Method of calculating -- Collection -- Extent of tax lien.**

44 (1) (a) Each project entity created under this chapter that owns a project and that sells
45 any capacity, service, or other benefit from it to an energy supplier or suppliers whose tangible
46 property is not exempted by Utah Constitution Article XIII, Section 3, from the payment of ad
47 valorem property tax, shall pay an annual fee in lieu of ad valorem property tax as provided in
48 this section to each taxing jurisdiction within which the project or any part of it is located.

49 (b) For purposes of this section, "annual fee" means the annual fee described in
50 Subsection (1)(a) that is in lieu of ad valorem property tax.

51 (c) The requirement to pay an annual fee shall commence:

52 (i) with respect to each taxing jurisdiction that is a candidate receiving the benefit of
53 impact alleviation payments under contracts or determination orders provided for in Sections
54 11-13-305 and 11-13-306, with the fiscal year of the candidate following the fiscal year of the
55 candidate in which the date of commercial operation of the last generating unit, other than any
56 generating unit providing additional project capacity, of the project occurs, or, in the case of

57 any facilities providing additional project capacity, with the fiscal year of the candidate
58 following the fiscal year of the candidate in which the date of commercial operation of the
59 generating unit providing the additional project capacity occurs; and

60 (ii) with respect to any taxing jurisdiction other than a taxing jurisdiction described in
61 Subsection (1)(c)(i), with the fiscal year of the taxing jurisdiction in which construction of the
62 project commences, or, in the case of facilities providing additional project capacity, with the
63 fiscal year of the taxing jurisdiction in which construction of those facilities commences.

64 (d) The requirement to pay an annual fee shall continue for the period of the useful life
65 of the project or facilities.

66 (2) (a) The annual fees due a school district shall be as provided in Subsection (2)(b)
67 because the ad valorem property tax imposed by a school district and authorized by the
68 Legislature represents both:

69 (i) a levy mandated by the state for the state minimum school program under Section
70 53A-17a-135; and

71 (ii) local levies for capital outlay and other purposes under Sections 53A-16-113,
72 53A-17a-133, and 53A-17a-164.

73 (b) The annual fees due a school district shall be as follows:

74 (i) the project entity shall pay to the school district an annual fee for the state minimum
75 school program at the rate imposed by the school district [~~and authorized by the Legislature~~]
76 under Subsection 53A-17a-135[~~(1)~~](2); and

77 (ii) for all other local property tax levies authorized to be imposed by a school district,
78 the project entity shall pay to the school district either:

79 (A) an annual fee; or

80 (B) impact alleviation payments under contracts or determination orders provided for
81 in Sections 11-13-305 and 11-13-306.

82 (3) (a) An annual fee due a taxing jurisdiction for a particular year shall be calculated
83 by multiplying the tax rate or rates of the jurisdiction for that year by the product obtained by
84 multiplying the fee base or value determined in accordance with Subsection (4) for that year of
85 the portion of the project located within the jurisdiction by the percentage of the project which
86 is used to produce the capacity, service, or other benefit sold to the energy supplier or suppliers.

87 (b) As used in this section, "tax rate," when applied in respect to a school district,

88 includes any assessment to be made by the school district under Subsection (2) or Section
89 63M-5-302.

90 (c) There is to be credited against the annual fee due a taxing jurisdiction for each year,
91 an amount equal to the debt service, if any, payable in that year by the project entity on bonds,
92 the proceeds of which were used to provide public facilities and services for impact alleviation
93 in the taxing jurisdiction in accordance with Sections 11-13-305 and 11-13-306.

94 (d) The tax rate for the taxing jurisdiction for that year shall be computed so as to:

95 (i) take into account the fee base or value of the percentage of the project located
96 within the taxing jurisdiction determined in accordance with Subsection (4) used to produce the
97 capacity, service, or other benefit sold to the supplier or suppliers; and

98 (ii) reflect any credit to be given in that year.

99 (4) (a) Except as otherwise provided in this section, the annual fees required by this
100 section shall be paid, collected, and distributed to the taxing jurisdiction as if:

101 (i) the annual fees were ad valorem property taxes; and

102 (ii) the project were assessed at the same rate and upon the same measure of value as
103 taxable property in the state.

104 (b) (i) Notwithstanding Subsection (4)(a), for purposes of an annual fee required by
105 this section, the fee base of a project may be determined in accordance with an agreement
106 among:

107 (A) the project entity; and

108 (B) any county that:

109 (I) is due an annual fee from the project entity; and

110 (II) agrees to have the fee base of the project determined in accordance with the
111 agreement described in this Subsection (4).

112 (ii) The agreement described in Subsection (4)(b)(i):

113 (A) shall specify each year for which the fee base determined by the agreement shall be
114 used for purposes of an annual fee; and

115 (B) may not modify any provision of this chapter except the method by which the fee
116 base of a project is determined for purposes of an annual fee.

117 (iii) For purposes of an annual fee imposed by a taxing jurisdiction within a county
118 described in Subsection (4)(b)(i)(B), the fee base determined by the agreement described in

119 Subsection (4)(b)(i) shall be used for purposes of an annual fee imposed by that taxing
120 jurisdiction.

121 (iv) (A) If there is not agreement as to the fee base of a portion of a project for any
122 year, for purposes of an annual fee, the State Tax Commission shall determine the value of that
123 portion of the project for which there is not an agreement:

124 (I) for that year; and

125 (II) using the same measure of value as is used for taxable property in the state.

126 (B) The valuation required by Subsection (4)(b)(iv)(A) shall be made by the State Tax
127 Commission in accordance with rules made by the State Tax Commission.

128 (c) Payments of the annual fees shall be made from:

129 (i) the proceeds of bonds issued for the project; and

130 (ii) revenues derived by the project entity from the project.

131 (d) (i) The contracts of the project entity with the purchasers of the capacity, service, or
132 other benefits of the project whose tangible property is not exempted by Utah Constitution
133 Article XIII, Section 3, from the payment of ad valorem property tax shall require each
134 purchaser, whether or not located in the state, to pay, to the extent not otherwise provided for,
135 its share, determined in accordance with the terms of the contract, of these fees.

136 (ii) It is the responsibility of the project entity to enforce the obligations of the
137 purchasers.

138 (5) (a) The responsibility of the project entity to make payment of the annual fees is
139 limited to the extent that there is legally available to the project entity, from bond proceeds or
140 revenues, money to make these payments, and the obligation to make payments of the annual
141 fees is not otherwise a general obligation or liability of the project entity.

142 (b) No tax lien may attach upon any property or money of the project entity by virtue of
143 any failure to pay all or any part of an annual fee.

144 (c) The project entity or any purchaser may contest the validity of an annual fee to the
145 same extent as if the payment was a payment of the ad valorem property tax itself.

146 (d) The payments of an annual fee shall be reduced to the extent that any contest is
147 successful.

148 (6) (a) The annual fee described in Subsection (1):

149 (i) shall be paid by a public agency that:

150 (A) is not a project entity; and

151 (B) owns an interest in a facility providing additional project capacity if the interest is
152 otherwise exempt from taxation pursuant to Utah Constitution, Article XIII, Section 3; and

153 (ii) for a public agency described in Subsection (6)(a)(i), shall be calculated in
154 accordance with Subsection (6)(b).

155 (b) The annual fee required under Subsection (6)(a) shall be an amount equal to the tax
156 rate or rates of the applicable taxing jurisdiction multiplied by the product of the following:

157 (i) the fee base or value of the facility providing additional project capacity located
158 within the jurisdiction;

159 (ii) the percentage of the ownership interest of the public agency in the facility; and

160 (iii) the portion, expressed as a percentage, of the public agency's ownership interest
161 that is attributable to the capacity, service, or other benefit from the facility that is sold by the
162 public agency to an energy supplier or suppliers whose tangible property is not exempted by
163 Utah Constitution, Article XIII, Section 3, from the payment of ad valorem property tax.

164 (c) A public agency paying the annual fee pursuant to Subsection (6)(a) shall have the
165 obligations, credits, rights, and protections set forth in Subsections (1) through (5) with respect
166 to its ownership interest as though it were a project entity.

167 Section 2. Section **53A-17a-103** is amended to read:

168 **53A-17a-103. Definitions.**

169 As used in this chapter:

170 (1) "Basic state-supported school program" or "basic program" means public education
171 programs for kindergarten, elementary, and secondary school students that are operated and
172 maintained for the amount derived by multiplying the number of weighted pupil units for each
173 school district or charter school by the value established each year in statute, except as
174 otherwise provided in this chapter.

175 (2) (a) "Certified revenue levy" means a property tax levy that provides an amount of
176 ad valorem property tax revenue equal to the sum of:

177 (i) the amount of ad valorem property tax revenue to be generated statewide in the
178 previous year from imposing a minimum basic tax rate, as specified in [~~Subsection~~] Section
179 53A-17a-135~~[(1)(a)]~~; and

180 (ii) the product of:

181 (A) new growth, as defined in:
182 (I) Section 59-2-924; and
183 (II) rules of the State Tax Commission; and
184 (B) the minimum basic tax rate certified by the State Tax Commission for the previous
185 year.

186 (b) For purposes of this Subsection (2), "ad valorem property tax revenue" does not
187 include property tax revenue received statewide from personal property that is:

188 (i) assessed by a county assessor in accordance with Title 59, Chapter 2, Part 3, County
189 Assessment; and
190 (ii) semiconductor manufacturing equipment.

191 (c) For purposes of calculating the certified revenue levy described in this Subsection
192 (2), the State Tax Commission shall use:

193 (i) the taxable value of real property assessed by a county assessor contained on the
194 assessment roll;

195 (ii) the taxable value of real and personal property assessed by the State Tax
196 Commission; and

197 (iii) the taxable year end value of personal property assessed by a county assessor
198 contained on the prior year's assessment roll.

199 (3) "Pupil in average daily membership (ADM)" means a full-day equivalent pupil.

200 (4) (a) "State-supported minimum school program" or "Minimum School Program"
201 means public school programs for kindergarten, elementary, and secondary schools as
202 described in this Subsection (4).

203 (b) The minimum school program established in school districts and charter schools
204 shall include the equivalent of a school term of nine months as determined by the State Board
205 of Education.

206 (c) (i) The board shall establish the number of days or equivalent instructional hours
207 that school is held for an academic school year.

208 (ii) Education, enhanced by utilization of technologically enriched delivery systems,
209 when approved by local school boards or charter school governing boards, shall receive full
210 support by the State Board of Education as it pertains to fulfilling the attendance requirements,
211 excluding time spent viewing commercial advertising.

212 (d) The Minimum School Program includes a program or allocation funded by a line
213 item appropriation or other appropriation designated as follows:

- 214 (i) Basic School Program;
215 (ii) Related to Basic Programs;
216 (iii) Voted and Board Levy Programs; or
217 (iv) Minimum School Program.

218 (5) "Weighted pupil unit or units or WPU or WPUs" means the unit of measure of
219 factors that is computed in accordance with this chapter for the purpose of determining the
220 costs of a program on a uniform basis for each district.

221 Section 3. Section **53A-17a-135** is amended to read:

222 **53A-17a-135. Minimum basic tax rate -- Certified revenue levy.**

223 (1) As used in this section, "fixed minimum basic tax rate" means a tax rate of
224 0.001691.

225 ~~[(+)]~~ (2) (a) In order to qualify for receipt of the state contribution toward the basic
226 program and as its contribution toward its costs of the basic program, each school district shall
227 impose a minimum basic tax rate per dollar of taxable value ~~[that generates \$289,021,900 in~~
228 ~~revenues statewide]~~ in accordance with this section.

229 ~~[(b) The preliminary estimate for the 2012-13 minimum basic tax rate is .001665.]~~

230 (b) Beginning on January 1, 2013, the minimum basic tax rate is the greater of:

- 231 (i) the certified revenue levy; or
232 (ii) the fixed minimum basic tax rate.

233 (3) (a) On or before June 8, the State Tax Commission shall provide the State Board of
234 Education and each school district with an initial estimate of the minimum basic tax rate to be
235 imposed under Subsection (2).

236 ~~[(+)]~~ (b) The State Tax Commission shall certify on or before June 22 the [rate that
237 ~~generates \$289,021,900 in revenues statewide]~~ minimum basic tax rate to be imposed under
238 Subsection (2).

239 ~~[(d) If the minimum basic tax rate exceeds the certified revenue levy as defined in~~
240 ~~Section 53A-17a-103, the state is subject to the notice requirements of Section 59-2-926.]~~

241 ~~[(2)]~~ (4) (a) The state shall contribute to each district toward the cost of the basic
242 program in the district that portion which exceeds the proceeds of the levy authorized under

243 Subsection ~~[(1)]~~ (2).

244 (b) In accord with the state strategic plan for public education and to fulfill its
245 responsibility for the development and implementation of that plan, the Legislature instructs
246 the State Board of Education, the governor, and the Office of Legislative Fiscal Analyst in each
247 of the coming five years to develop budgets that will fully fund student enrollment growth.

248 ~~[(3)]~~ (5) (a) If the proceeds of the levy authorized under Subsection ~~[(1)]~~ (2) equal or
249 exceed the cost of the basic program in a school district, no state contribution shall be made to
250 the basic program.

251 (b) The proceeds of the levy authorized under Subsection ~~[(1)]~~ (2) ~~[which]~~ that exceed
252 the cost of the basic program shall be paid into the Uniform School Fund as provided by law.

253 (6) The Legislature shall annually increase the value of the weighted pupil unit, except
254 for the value of add-on weighted pupil units for the special education program described in
255 Section 53A-17a-111 and the career and technical education program described in Section
256 53A-17a-113, by an amount that fully appropriates an amount equal to any difference between:

257 (a) the amount of revenue generated statewide by the tax rate imposed in accordance
258 with Subsection (2); and

259 (b) the amount of revenue that would be generated statewide by a tax rate equal to the
260 certified revenue levy.

261 Section 4. Section **53A-17a-164** is amended to read:

262 **53A-17a-164. Board local levy -- State guarantee.**

263 (1) As used in this section:

264 (a) "Property tax base per student" means a school district's total taxable property
265 values divided by the school district's student enrollment, based on the October enrollment
266 counts.

267 (b) "Statewide average property tax base per student" means the total statewide taxable
268 property value divided by total school district student enrollment, based on the October
269 enrollment counts.

270 ~~[(1)]~~ (2) Subject to the other requirements of this section, for a calendar year beginning
271 on or after January 1, 2012, a local school board may levy a tax to fund the school district's
272 general fund.

273 ~~[(2)]~~ (3) (a) Except as provided in Subsection ~~[(2)]~~ (3)(b), a tax rate imposed by a

274 school district pursuant to this section may not exceed .0018 per dollar of taxable value in any
275 calendar year.

276 (b) A tax rate imposed by a school district pursuant to this section may not exceed
277 .0025 per dollar of taxable value in any calendar year if[-];

278 (i) the school district had a property tax base per student less than the statewide
279 average property tax base per student in any of the prior three years; or

280 (ii) during the calendar year beginning on January 1, 2011, the school district's
281 combined tax rate for the following levies was greater than .0018 per dollar of taxable value:

282 [(i)] (A) a recreation levy imposed under Section 11-2-7;

283 [(ii)] (B) a transportation levy imposed under Section 53A-17a-127;

284 [(iii)] (C) a board-authorized levy imposed under Section 53A-17a-134;

285 [(iv)] (D) an impact aid levy imposed under Section 53A-17a-143;

286 [(v)] (E) the portion of a 10% of basic levy imposed under Section 53A-17a-145 that is
287 budgeted for purposes other than capital outlay or debt service;

288 [(vi)] (F) a reading levy imposed under Section 53A-17a-151; and

289 [(vii)] (G) a tort liability levy imposed under Section 63G-1-704.

290 [(3)] (4) (a) In addition to the revenue a school district collects from the imposition of a
291 levy pursuant to this section, the state shall contribute an amount sufficient to guarantee that
292 each .0001 of the first .0004 per dollar of taxable value generates an amount equal to .010544
293 times the value of the prior year's weighted pupil unit.

294 (b) (i) The amount of state guarantee money to which a school district would otherwise
295 be entitled to under this Subsection [(3)] (4) may not be reduced for the sole reason that the
296 district's levy is reduced as a consequence of changes in the certified tax rate under Section
297 59-2-924 pursuant to changes in property valuation.

298 (ii) Subsection [(3)] (4)(b)(i) applies for a period of five years following any changes in
299 the certified tax rate.

300 [~~(4)~~] A school district that imposes a board local levy in the calendar year beginning on
301 January 1, 2012, is exempt from the public notice and hearing requirements of Section
302 59-2-919 if the school district budgets an amount of ad valorem property tax revenue equal to
303 or less than the sum of the following amounts:]

304 [(a) the amount of revenue generated during the calendar year beginning on January 1,

305 2011, from the sum of the following levies of a school district:]
306 [~~(i) a recreation levy imposed under Section 11-2-7;~~]
307 [~~(ii) a transportation levy imposed under Section 53A-17a-127;~~]
308 [~~(iii) a board-authorized levy imposed under Section 53A-17a-134;~~]
309 [~~(iv) an impact aid levy imposed under Section 53A-17a-143;~~]
310 [~~(v) the portion of a 10% of basic levy imposed under Section 53A-17a-145 that is~~
311 ~~budgeted for purposes other than capital outlay or debt service;~~]
312 [~~(vi) a reading levy imposed under Section 53A-17a-151; and~~]
313 [~~(vii) a tort liability levy imposed under Section 63G-1-704; and~~]
314 [~~(b) revenue from new growth as defined in Subsection 59-2-924(4)(c);~~]

315 Section 5. Section **59-2-102** is amended to read:

316 **59-2-102. Definitions.**

317 As used in this chapter and title:

318 (1) "Aerial applicator" means aircraft or rotorcraft used exclusively for the purpose of
319 engaging in dispensing activities directly affecting agriculture or horticulture with an
320 airworthiness certificate from the Federal Aviation Administration certifying the aircraft or
321 rotorcraft's use for agricultural and pest control purposes.

322 (2) "Air charter service" means an air carrier operation which requires the customer to
323 hire an entire aircraft rather than book passage in whatever capacity is available on a scheduled
324 trip.

325 (3) "Air contract service" means an air carrier operation available only to customers
326 who engage the services of the carrier through a contractual agreement and excess capacity on
327 any trip and is not available to the public at large.

328 (4) "Aircraft" is as defined in Section 72-10-102.

329 (5) (a) Except as provided in Subsection (5)(b), "airline" means an air carrier that:

330 (i) operates:

331 (A) on an interstate route; and

332 (B) on a scheduled basis; and

333 (ii) offers to fly one or more passengers or cargo on the basis of available capacity on a
334 regularly scheduled route.

335 (b) "Airline" does not include an:

336 (i) air charter service; or

337 (ii) air contract service.

338 (6) "Assessment roll" means a permanent record of the assessment of property as
339 assessed by the county assessor and the commission and may be maintained manually or as a
340 computerized file as a consolidated record or as multiple records by type, classification, or
341 categories.

342 (7) (a) "Certified revenue levy" means a property tax levy that provides an amount of
343 ad valorem property tax revenue equal to the sum of:

344 (i) the amount of ad valorem property tax revenue to be generated statewide in the
345 previous year from imposing a school minimum basic tax rate, as specified in [Subsection]
346 Section 53A-17a-135~~(1)(a)~~, or multicounty assessing and collecting levy, as specified in
347 Section 59-2-1602; and

348 (ii) the product of:

349 (A) new growth, as defined in:

350 (I) Section 59-2-924; and

351 (II) rules of the commission; and

352 (B) the school minimum basic tax rate or multicounty assessing and collecting levy
353 certified by the commission for the previous year.

354 (b) For purposes of this Subsection (7), "ad valorem property tax revenue" does not
355 include property tax revenue received by a taxing entity from personal property that is:

356 (i) assessed by a county assessor in accordance with Part 3, County Assessment; and

357 (ii) semiconductor manufacturing equipment.

358 (c) For purposes of calculating the certified revenue levy described in this Subsection
359 (7), the commission shall use:

360 (i) the taxable value of real property assessed by a county assessor contained on the
361 assessment roll;

362 (ii) the taxable value of real and personal property assessed by the commission; and

363 (iii) the taxable year end value of personal property assessed by a county assessor
364 contained on the prior year's assessment roll.

365 (8) "County-assessed commercial vehicle" means:

366 (a) any commercial vehicle, trailer, or semitrailer which is not apportioned under

367 Section 41-1a-301 and is not operated interstate to transport the vehicle owner's goods or
368 property in furtherance of the owner's commercial enterprise;

369 (b) any passenger vehicle owned by a business and used by its employees for
370 transportation as a company car or vanpool vehicle; and

371 (c) vehicles which are:

372 (i) especially constructed for towing or wrecking, and which are not otherwise used to
373 transport goods, merchandise, or people for compensation;

374 (ii) used or licensed as taxicabs or limousines;

375 (iii) used as rental passenger cars, travel trailers, or motor homes;

376 (iv) used or licensed in this state for use as ambulances or hearses;

377 (v) especially designed and used for garbage and rubbish collection; or

378 (vi) used exclusively to transport students or their instructors to or from any private,
379 public, or religious school or school activities.

380 (9) (a) Except as provided in Subsection (9)(b), for purposes of Section 59-2-801,
381 "designated tax area" means a tax area created by the overlapping boundaries of only the
382 following taxing entities:

383 (i) a county; and

384 (ii) a school district.

385 (b) Notwithstanding Subsection (9)(a), "designated tax area" includes a tax area created
386 by the overlapping boundaries of:

387 (i) the taxing entities described in Subsection (9)(a); and

388 (ii) (A) a city or town if the boundaries of the school district under Subsection (9)(a)
389 and the boundaries of the city or town are identical; or

390 (B) a special service district if the boundaries of the school district under Subsection
391 (9)(a) are located entirely within the special service district.

392 (10) "Eligible judgment" means a final and unappealable judgment or order under
393 Section 59-2-1330:

394 (a) that became a final and unappealable judgment or order no more than 14 months
395 prior to the day on which the notice required by Section 59-2-919.1 is required to be mailed;
396 and

397 (b) for which a taxing entity's share of the final and unappealable judgment or order is

398 greater than or equal to the lesser of:

399 (i) \$5,000; or

400 (ii) 2.5% of the total ad valorem property taxes collected by the taxing entity in the
401 previous fiscal year.

402 (11) (a) "Escaped property" means any property, whether personal, land, or any
403 improvements to the property, subject to taxation and is:

404 (i) inadvertently omitted from the tax rolls, assigned to the incorrect parcel, or assessed
405 to the wrong taxpayer by the assessing authority;

406 (ii) undervalued or omitted from the tax rolls because of the failure of the taxpayer to
407 comply with the reporting requirements of this chapter; or

408 (iii) undervalued because of errors made by the assessing authority based upon
409 incomplete or erroneous information furnished by the taxpayer.

410 (b) Property which is undervalued because of the use of a different valuation
411 methodology or because of a different application of the same valuation methodology is not
412 "escaped property."

413 (12) "Fair market value" means the amount at which property would change hands
414 between a willing buyer and a willing seller, neither being under any compulsion to buy or sell
415 and both having reasonable knowledge of the relevant facts. For purposes of taxation, "fair
416 market value" shall be determined using the current zoning laws applicable to the property in
417 question, except in cases where there is a reasonable probability of a change in the zoning laws
418 affecting that property in the tax year in question and the change would have an appreciable
419 influence upon the value.

420 (13) "Farm machinery and equipment," for purposes of the exemption provided under
421 Section 59-2-1101, means tractors, milking equipment and storage and cooling facilities, feed
422 handling equipment, irrigation equipment, harvesters, choppers, grain drills and planters, tillage
423 tools, scales, combines, spreaders, sprayers, haying equipment, and any other machinery or
424 equipment used primarily for agricultural purposes; but does not include vehicles required to be
425 registered with the Motor Vehicle Division or vehicles or other equipment used for business
426 purposes other than farming.

427 (14) "Geothermal fluid" means water in any form at temperatures greater than 120
428 degrees centigrade naturally present in a geothermal system.

429 (15) "Geothermal resource" means:

430 (a) the natural heat of the earth at temperatures greater than 120 degrees centigrade;

431 and

432 (b) the energy, in whatever form, including pressure, present in, resulting from, created

433 by, or which may be extracted from that natural heat, directly or through a material medium.

434 (16) (a) "Goodwill" means:

435 (i) acquired goodwill that is reported as goodwill on the books and records:

436 (A) of a taxpayer; and

437 (B) that are maintained for financial reporting purposes; or

438 (ii) the ability of a business to:

439 (A) generate income:

440 (I) that exceeds a normal rate of return on assets; and

441 (II) resulting from a factor described in Subsection (16)(b); or

442 (B) obtain an economic or competitive advantage resulting from a factor described in

443 Subsection (16)(b).

444 (b) The following factors apply to Subsection (16)(a)(ii):

445 (i) superior management skills;

446 (ii) reputation;

447 (iii) customer relationships;

448 (iv) patronage; or

449 (v) a factor similar to Subsections (16)(b)(i) through (iv).

450 (c) "Goodwill" does not include:

451 (i) the intangible property described in Subsection (20)(a) or (b);

452 (ii) locational attributes of real property, including:

453 (A) zoning;

454 (B) location;

455 (C) view;

456 (D) a geographic feature;

457 (E) an easement;

458 (F) a covenant;

459 (G) proximity to raw materials;

460 (H) the condition of surrounding property; or
461 (I) proximity to markets;
462 (iii) value attributable to the identification of an improvement to real property,
463 including:
464 (A) reputation of the designer, builder, or architect of the improvement;
465 (B) a name given to, or associated with, the improvement; or
466 (C) the historic significance of an improvement; or
467 (iv) the enhancement or assemblage value specifically attributable to the interrelation
468 of the existing tangible property in place working together as a unit.
469 (17) "Governing body" means:
470 (a) for a county, city, or town, the legislative body of the county, city, or town;
471 (b) for a local district under Title 17B, Limited Purpose Local Government Entities -
472 Local Districts, the local district's board of trustees;
473 (c) for a school district, the local board of education; or
474 (d) for a special service district under Title 17D, Chapter 1, Special Service District
475 Act:
476 (i) the legislative body of the county or municipality that created the special service
477 district, to the extent that the county or municipal legislative body has not delegated authority
478 to an administrative control board established under Section 17D-1-301; or
479 (ii) the administrative control board, to the extent that the county or municipal
480 legislative body has delegated authority to an administrative control board established under
481 Section 17D-1-301.
482 (18) (a) For purposes of Section 59-2-103:
483 (i) "household" means the association of persons who live in the same dwelling,
484 sharing its furnishings, facilities, accommodations, and expenses; and
485 (ii) "household" includes married individuals, who are not legally separated, that have
486 established domiciles at separate locations within the state.
487 (b) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the
488 commission may make rules defining the term "domicile."
489 (19) (a) Except as provided in Subsection (19)(c), "improvement" means a building,
490 structure, fixture, fence, or other item that is permanently attached to land, regardless of

491 whether the title has been acquired to the land, if:

492 (i) (A) attachment to land is essential to the operation or use of the item; and

493 (B) the manner of attachment to land suggests that the item will remain attached to the
494 land in the same place over the useful life of the item; or

495 (ii) removal of the item would:

496 (A) cause substantial damage to the item; or

497 (B) require substantial alteration or repair of a structure to which the item is attached.

498 (b) "Improvement" includes:

499 (i) an accessory to an item described in Subsection (19)(a) if the accessory is:

500 (A) essential to the operation of the item described in Subsection (19)(a); and

501 (B) installed solely to serve the operation of the item described in Subsection (19)(a);

502 and

503 (ii) an item described in Subsection (19)(a) that:

504 (A) is temporarily detached from the land for repairs; and

505 (B) remains located on the land.

506 (c) Notwithstanding Subsections (19)(a) and (b), "improvement" does not include:

507 (i) an item considered to be personal property pursuant to rules made in accordance
508 with Section 59-2-107;

509 (ii) a moveable item that is attached to land:

510 (A) for stability only; or

511 (B) for an obvious temporary purpose;

512 (iii) (A) manufacturing equipment and machinery; or

513 (B) essential accessories to manufacturing equipment and machinery;

514 (iv) an item attached to the land in a manner that facilitates removal without substantial
515 damage to:

516 (A) the land; or

517 (B) the item; or

518 (v) a transportable factory-built housing unit as defined in Section 59-2-1502 if that
519 transportable factory-built housing unit is considered to be personal property under Section
520 59-2-1503.

521 (20) "Intangible property" means:

522 (a) property that is capable of private ownership separate from tangible property,
523 including:
524 (i) money;
525 (ii) credits;
526 (iii) bonds;
527 (iv) stocks;
528 (v) representative property;
529 (vi) franchises;
530 (vii) licenses;
531 (viii) trade names;
532 (ix) copyrights; and
533 (x) patents;
534 (b) a low-income housing tax credit;
535 (c) goodwill; or
536 (d) a renewable energy tax credit or incentive, including:
537 (i) a federal renewable energy production tax credit under Section 45, Internal Revenue
538 Code;
539 (ii) a federal energy credit for qualified renewable electricity production facilities under
540 Section 48, Internal Revenue Code;
541 (iii) a federal grant for a renewable energy property under American Recovery and
542 Reinvestment Act of 2009, Pub. L. No. 111-5, Section 1603; and
543 (iv) a tax credit under Subsection 59-7-614(2)(c).
544 (21) "Low-income housing tax credit" means:
545 (a) a federal low-income housing tax credit under Section 42, Internal Revenue Code;
546 or
547 (b) a low-income housing tax credit under:
548 (i) Section 59-7-607; or
549 (ii) Section 59-10-1010.
550 (22) "Metalliferous minerals" includes gold, silver, copper, lead, zinc, and uranium.
551 (23) "Mine" means a natural deposit of either metalliferous or nonmetalliferous
552 valuable mineral.

553 (24) "Mining" means the process of producing, extracting, leaching, evaporating, or
554 otherwise removing a mineral from a mine.

555 (25) (a) "Mobile flight equipment" means tangible personal property that is:

556 (i) owned or operated by an:

557 (A) air charter service;

558 (B) air contract service; or

559 (C) airline; and

560 (ii) (A) capable of flight;

561 (B) attached to an aircraft that is capable of flight; or

562 (C) contained in an aircraft that is capable of flight if the tangible personal property is
563 intended to be used:

564 (I) during multiple flights;

565 (II) during a takeoff, flight, or landing; and

566 (III) as a service provided by an air charter service, air contract service, or airline.

567 (b) (i) "Mobile flight equipment" does not include a spare part other than a spare
568 engine that is rotated:

569 (A) at regular intervals; and

570 (B) with an engine that is attached to the aircraft.

571 (ii) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the
572 commission may make rules defining the term "regular intervals."

573 (26) "Nonmetalliferous minerals" includes, but is not limited to, oil, gas, coal, salts,
574 sand, rock, gravel, and all carboniferous materials.

575 (27) "Personal property" includes:

576 (a) every class of property as defined in Subsection (28) which is the subject of
577 ownership and not included within the meaning of the terms "real estate" and "improvements";

578 (b) gas and water mains and pipes laid in roads, streets, or alleys;

579 (c) bridges and ferries;

580 (d) livestock which, for the purposes of the exemption provided under Section

581 59-2-1112, means all domestic animals, honeybees, poultry, fur-bearing animals, and fish; and

582 (e) outdoor advertising structures as defined in Section 72-7-502.

583 (28) (a) "Property" means property that is subject to assessment and taxation according

584 to its value.

585 (b) "Property" does not include intangible property as defined in this section.

586 (29) "Public utility," for purposes of this chapter, means the operating property of a
587 railroad, gas corporation, oil or gas transportation or pipeline company, coal slurry pipeline
588 company, electrical corporation, telephone corporation, sewerage corporation, or heat
589 corporation where the company performs the service for, or delivers the commodity to, the
590 public generally or companies serving the public generally, or in the case of a gas corporation
591 or an electrical corporation, where the gas or electricity is sold or furnished to any member or
592 consumers within the state for domestic, commercial, or industrial use. Public utility also
593 means the operating property of any entity or person defined under Section 54-2-1 except water
594 corporations.

595 (30) "Real estate" or "real property" includes:

596 (a) the possession of, claim to, ownership of, or right to the possession of land;

597 (b) all mines, minerals, and quarries in and under the land, all timber belonging to
598 individuals or corporations growing or being on the lands of this state or the United States, and
599 all rights and privileges appertaining to these; and

600 (c) improvements.

601 (31) "Residential property," for the purposes of the reductions and adjustments under
602 this chapter, means any property used for residential purposes as a primary residence. It does
603 not include property used for transient residential use or condominiums used in rental pools.

604 (32) (a) "State-assessed commercial vehicle" means:

605 (i) any commercial vehicle, trailer, or semitrailer which operates interstate or intrastate
606 to transport passengers, freight, merchandise, or other property for hire; or

607 (ii) any commercial vehicle, trailer, or semitrailer which operates interstate and
608 transports the vehicle owner's goods or property in furtherance of the owner's commercial
609 enterprise.

610 (b) "State-assessed commercial vehicle" does not include vehicles used for hire which
611 are specified in Subsection (8)(c) as county-assessed commercial vehicles.

612 (33) "Taxable value" means fair market value less any applicable reduction allowed for
613 residential property under Section 59-2-103.

614 (34) "Tax area" means a geographic area created by the overlapping boundaries of one

615 or more taxing entities.

616 (35) "Taxing entity" means any county, city, town, school district, special taxing
617 district, local district under Title 17B, Limited Purpose Local Government Entities - Local
618 Districts, or other political subdivision of the state with the authority to levy a tax on property.

619 (36) "Tax roll" means a permanent record of the taxes charged on property, as extended
620 on the assessment roll and may be maintained on the same record or records as the assessment
621 roll or may be maintained on a separate record properly indexed to the assessment roll. It
622 includes tax books, tax lists, and other similar materials.

623 Section 6. Section **59-2-926** is amended to read:

624 **59-2-926. Proposed tax increase by state -- Notice -- Contents -- Dates.**

625 If the state authorizes a levy [~~pursuant to Section 53A-17a-135 that exceeds the~~
626 ~~certified revenue levy as defined in Section 53A-17a-103 or authorizes a levy]~~ pursuant to
627 Section 59-2-1602 that exceeds the certified revenue levy as defined in Section 59-2-102, the
628 state shall publish a notice no later than 10 days after the last day of the annual legislative
629 general session that meets the following requirements:

630 (1) (a) The Office of the Legislative Fiscal Analyst shall advertise that the state
631 authorized a levy that generates revenue in excess of the previous year's ad valorem tax
632 revenue, plus new growth, but exclusive of revenue from collections from redemptions,
633 interest, and penalties:

634 (i) in a newspaper of general circulation in the state; and

635 (ii) as required in Section 45-1-101.

636 (b) Except an advertisement published on a website, the advertisement described in
637 Subsection (1)(a):

638 (i) shall be no less than 1/4 page in size and the type used shall be no smaller than 18
639 point, and surrounded by a 1/4-inch border:

640 (ii) may not be placed in that portion of the newspaper where legal notices and
641 classified advertisements appear; and

642 (iii) shall be run once.

643 (2) The form and content of the notice shall be substantially as follows:

644 "NOTICE OF TAX INCREASE

645 The state has budgeted an increase in its property tax revenue from \$_____ to

646 \$_____ or ____%. The increase in property tax revenues will come from the following
647 sources (include all of the following provisions):

648 (a) \$_____ of the increase will come from (provide an explanation of the cause
649 of adjustment or increased revenues, such as reappraisals or factoring orders);

650 (b) \$_____ of the increase will come from natural increases in the value of the
651 tax base due to (explain cause of new growth, such as new building activity, annexation, etc.);

652 (c) a home valued at \$100,000 in the state of Utah, which, based on last year's [~~levy~~
653 ~~for the basic state-supported school program,~~] levy for the Property Tax Valuation Agency
654 Fund, [~~or both~~] paid \$_____ in property taxes would pay the following:

655 (i) \$_____ if the state of Utah did not budget an increase in property tax revenue
656 exclusive of new growth; and

657 (ii) \$_____ under the increased property tax revenues exclusive of new growth
658 budgeted by the state of Utah."

659 **Section 7. Retrospective operation.**

660 This bill has retrospective operation to January 1, 2013.

661 **Section 8. Coordinating S.B. 81 with S.B. 1 -- Superseding and substantive**
662 **amendments.**

663 If this S.B. 81 and S.B. 1, Public Education Base Budget, both pass and become law,
664 the Legislature intends that the amendments to Section 53A-17a-135 in this S.B. 81 supersede
665 the amendments to Section 53A-17a-135 in S.B. 1, when the Office of Legislative Research
666 and General Counsel prepares the Utah Code database for publication.