

Property Tax Act Modifications

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Steve Eliason

Senate Sponsor: Daniel McCay

LONG TITLE**Committee Note:**

The Revenue and Taxation Interim Committee recommended this bill.

Legislative Vote: 15 voting for 0 voting against 3 absent

General Description:

This bill modifies provisions in the Property Tax Act.

Highlighted Provisions:

This bill:

- ▶ establishes an application deadline for the residential property tax exemption;
- ▶ modifies the contents of the residential property declaration signed by an owner of residential property;
- ▶ clarifies the circumstances under which land that is less than five acres in area may qualify for agricultural property tax assessment;
- ▶ clarifies a taxpayer's ability to appeal decisions related to tax deferral and tax abatement to the State Tax Commission;
- ▶ requires the State Tax Commission to report to the Legislature if certain rules are promulgated; and
- ▶ makes technical and conforming changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

This bill has retrospective operation.

Utah Code Sections Affected:

AMENDS:

59-2-103.5 (Effective 05/07/25) (Retrospective 01/01/25), as last amended by Laws of Utah 2024, Chapter 253

59-2-503 (Effective 05/07/25) (Retrospective 01/01/25), as last amended by Laws of Utah 2024, Chapter 89

31 **59-2-507 (Effective 05/07/25) (Retrospective 01/01/25)**, as last amended by Laws of
 32 Utah 2015, Chapter 129
 33 **59-2-924 (Effective 05/07/25) (Retrospective 01/01/25)**, as last amended by Laws of
 34 Utah 2024, Chapter 258
 35 **59-2-1006 (Effective 05/07/25) (Retrospective 01/01/25)**, as last amended by Laws of
 36 Utah 2020, Chapter 86

37

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

39 Section 1. Section **59-2-103.5** is amended to read:

40 **59-2-103.5 (Effective 05/07/25) (Retrospective 01/01/25). Procedures to obtain**
 41 **an exemption for residential property -- Procedure if property owner or property no**
 42 **longer qualifies to receive a residential exemption.**

43 (1) Subject to Subsections (4), (5), [~~and (10)~~] (6), and (11), for residential property other
 44 than part-year residential property, a county legislative body may adopt an ordinance
 45 that requires an owner to file an application with the county board of equalization before
 46 the county applies a residential exemption authorized under Section 59-2-103 to the
 47 value of the residential property if:

48 (a) the residential property was ineligible for the residential exemption during the
 49 calendar year immediately preceding the calendar year for which the owner is
 50 seeking to have the residential exemption applied to the value of the residential
 51 property;

52 (b) an ownership interest in the residential property changes; or

53 (c) the county board of equalization determines that there is reason to believe that the
 54 residential property no longer qualifies for the residential exemption.

55 (2)(a) The application described in Subsection (1):

56 (i) shall be on a form the commission provides by rule and makes available to the
 57 counties;

58 (ii) shall be signed by the owner of the residential property; and

59 (iii) may not request the sales price of the residential property.

60 (b) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the
 61 commission may make rules providing the contents of the form described in
 62 Subsection (2)(a).

63 (c) For purposes of the application described in Subsection (1), a county may not request
 64 information from an owner of a residential property beyond the information in the

- 65 form provided by the commission under this Subsection (2).
- 66 (3)(a) Regardless of whether a county legislative body adopts an ordinance described in
67 Subsection (1), before a county may apply a residential exemption to the value of
68 part-year residential property, an owner of the property shall:
- 69 (i) subject to Subsection (6), file the application described in Subsection (2)(a) with
70 the county board of equalization; and
- 71 (ii) include as part of the application described in Subsection (2)(a) a statement that
72 certifies:
- 73 (A) the date the part-year residential property became residential property;
- 74 (B) that the part-year residential property will be used as residential property for
75 183 or more consecutive calendar days during the calendar year for which the
76 owner seeks to obtain the residential exemption; and
- 77 (C) that the owner, or a member of the owner's household, may not claim a
78 residential exemption for any property for the calendar year for which the
79 owner seeks to obtain the residential exemption, other than the part-year
80 residential property, or as allowed under Section 59-2-103 with respect to the
81 primary residence or household furnishings, furniture, and equipment of the
82 owner's tenant.
- 83 (b) If an owner files an application under this Subsection (3) on or after May 1 of the
84 calendar year for which the owner seeks to obtain the residential exemption, the
85 county board of equalization may require the owner to pay an application fee not to
86 exceed \$50.
- 87 (4) Before a county allows residential property described in Subsection 59-2-102(34)(b)(ii)
88 a residential exemption authorized under Section 59-2-103, an owner of the residential
89 property shall file with the county assessor a written declaration that:
- 90 (a) states under penalty of perjury that, to the best of each owner's knowledge, upon
91 completion of construction or occupancy of the residential property, the residential
92 property will be used for residential purposes as a primary residence;
- 93 (b) is signed by each owner of the residential property; and
- 94 (c) is on a form approved by the commission.
- 95 (5)(a) Before a county allows residential property described in Subsection 59-2-103
96 (6)(b) a residential exemption authorized under Section 59-2-103, an owner of the
97 residential property shall file with the county assessor a written declaration that:
- 98 (i) states under penalty of perjury that, to the best of each owner's knowledge, the

99 residential property will be used for residential purposes as a primary residence of
100 a tenant;

101 (ii) is signed by each owner of the residential property; and

102 (iii) is on a form approved by the commission.

103 (b)(i)(A) In addition to the declaration, a county assessor may request from an
104 owner a current lease agreement signed by the tenant.

105 (B) If the lease agreement is insufficient for a county assessor to make a
106 determination about eligibility for a residential exemption, a county assessor
107 may request a copy of the real estate insurance policy for the property.

108 (C) If the real estate insurance policy is insufficient for a county assessor to make
109 a determination about eligibility for a residential exemption, a county assessor
110 may request a copy of a filing from the most recent federal tax return showing
111 that the owner had profit or loss from the residential property as a rental.

112 (ii) A county assessor may not request information from an owner's tenant.

113 (6)(a) Except as provided in Subsection (6)(b), the county board of equalization may
114 not accept from a property owner an application to receive a residential exemption
115 authorized under Section 59-2-103 for the property owner's primary residence that is
116 filed after the later of:

117 (i) September 15 of the calendar year for which the property owner seeks to receive
118 the residential exemption; or

119 (ii) the last day of a 45-day period beginning on the day on which the county auditor
120 provides the notice under Section 59-2-919.1.

121 (b)(i) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking
122 Act, the commission may make rules providing for circumstances under which the
123 county board of equalization is required to accept a property owner's application
124 for a residential exemption authorized under Section 59-2-103 that is filed after
125 the time period described in Subsection (6)(a).

126 (ii) The commission shall report to the Revenue and Taxation Interim Committee on
127 any rules promulgated under this Subsection (6)(b).

128 ~~[(6)]~~ (7) Except as provided in Subsection ~~[(7)]~~ (8), if a property owner no longer qualifies to
129 receive a residential exemption authorized under Section 59-2-103 for the property
130 owner's primary residence, the property owner shall:

131 (a) file a written statement with the county board of equalization of the county in which
132 the property is located:

- 133 (i) on a form provided by the county board of equalization; and
- 134 (ii) notifying the county board of equalization that the property owner no longer
- 135 qualifies to receive a residential exemption authorized under Section 59-2-103 for
- 136 the property owner's primary residence; and
- 137 (b) declare on the property owner's individual income tax return under Chapter 10,
- 138 Individual Income Tax Act, for the taxable year for which the property owner no
- 139 longer qualifies to receive a residential exemption authorized under Section 59-2-103
- 140 for the property owner's primary residence, that the property owner no longer
- 141 qualifies to receive a residential exemption authorized under Section 59-2-103 for the
- 142 property owner's primary residence.
- 143 ~~[(7)]~~ (8) A property owner is not required to file a written statement or make the declaration
- 144 described in Subsection ~~[(6)]~~ (7) if the property owner:
- 145 (a) changes primary residences;
- 146 (b) qualified to receive a residential exemption authorized under Section 59-2-103 for
- 147 the residence that was the property owner's former primary residence; and
- 148 (c) qualifies to receive a residential exemption authorized under Section 59-2-103 for the
- 149 residence that is the property owner's current primary residence.
- 150 ~~[(8)]~~ (9) Subsections (2) through ~~[(7)]~~ (8) do not apply to qualifying exempt primary
- 151 residential rental personal property.
- 152 ~~[(9)]~~ (10)(a) Subject to Subsection ~~[(10)]~~ (11), for the first calendar year in which a
- 153 property owner qualifies to receive a residential exemption under Section 59-2-103, a
- 154 county assessor may require the property owner to file a signed statement described
- 155 in Section 59-2-306.
- 156 (b) Subject to Subsection ~~[(10)]~~ (11) and notwithstanding Section 59-2-306, for a
- 157 calendar year after the calendar year described in Subsection ~~[(9)](a)]~~ (10)(a) in which
- 158 a property owner qualifies for an exemption authorized under Section 59-2-1115 for
- 159 qualifying exempt primary residential rental personal property, a signed statement
- 160 described in Section 59-2-306 with respect to the qualifying exempt primary
- 161 residential rental personal property may only require the property owner to certify,
- 162 under penalty of perjury, that the property owner qualifies for the exemption
- 163 authorized under Section 59-2-1115.
- 164 ~~[(10)]~~ (11)(a) After an ownership interest in residential property changes, the county
- 165 assessor shall:
- 166 (i) notify the owner of the residential property that the owner is required to submit a

167 written declaration described in Subsection [~~(10)(d)~~] (11)(d) within 90 days after
 168 the day on which the county assessor mails the notice under this Subsection [
 169 ~~(10)(a)~~] (11)(a); and

170 (ii) provide the owner of the residential property with the form described in
 171 Subsection [~~(10)(e)~~] (11)(e) to make the written declaration described in
 172 Subsection [~~(10)(d)~~] (11)(d).

173 (b) A county assessor is not required to provide a notice to an owner of residential
 174 property under Subsection [~~(10)(a)~~] (11)(a) if the situs address of the residential
 175 property is the same as any one of the following:

176 (i) the mailing address of the residential property owner or the tenant of the
 177 residential property;

178 (ii) the address listed on the:

179 (A) residential property owner's driver license; or

180 (B) tenant of the residential property's driver license; or

181 (iii) the address listed on the:

182 (A) residential property owner's voter registration; or

183 (B) tenant of the residential property's voter registration.

184 (c) A county assessor is not required to provide a notice to an owner of residential
 185 property under Subsection [~~(10)(a)~~] (11)(a) if:

186 (i) the owner is using a post office box or rural route box located in the county where
 187 the residential property is located; and

188 (ii) the residential property is located in a county of the fourth, fifth, or sixth class.

189 (d) An owner of residential property that receives a notice described in Subsection [
 190 ~~(10)(a)~~] (11)(a) shall submit a written declaration to the county assessor under penalty
 191 of perjury certifying the information contained in the form described in Subsection [
 192 ~~(10)(e)~~] (11)(e).

193 (e) The written declaration required by Subsection [~~(10)(d)~~] (11)(d) shall be:

194 (i) signed by the owner of the residential property; and

195 (ii) in substantially the following form:

196

"Residential Property Declaration

197 This form must be submitted to the County Assessor's office where your new
 198 residential property is located within 90 days of receipt. Failure to do so will result in the
 199 county assessor taking action that could result in the withdrawal of the primary residential

200 exemption from your residential property.

201

Residential Property Owner Information

202 Name(s): _____

203 Home Phone: _____

204 Work Phone: _____

205 Mailing Address: _____

206

Residential Property Information

207 Physical Address: _____

208 Certification

209 1. Is this property used as a primary residential property or part-year residential
210 property for you or another person?

211 "Part-year residential property" means owned property that is not residential property
212 on January 1 of a calendar year but becomes residential property after January 1 of the
213 calendar year.

214 Yes No

215 2. Will this primary residential property or part-year residential property be occupied
216 for 183 or more consecutive calendar days by the owner or another person?

217 A part-year residential property occupied for 183 or more consecutive calendar days
218 in a calendar year by the owner(s) or a tenant is eligible for the exemption.

219 Yes No

220 If a property owner or a property owner's spouse claims a residential exemption
221 under Utah Code Ann. §59-2-103 for property in this state that is the primary residence of the
222 property owner or the property owner's spouse, that claim of a residential exemption [~~creates a~~
223 ~~rebuttable presumption that~~] shall be considered in determining whether the property owner
224 and the property owner's spouse have domicile in Utah for income tax purposes. [~~The~~
225 ~~rebuttable presumption of domicile does not apply if the residential property is the primary~~
226 ~~residence of a tenant of the property owner or the property owner's spouse.~~]

227 Signature

228 Under penalties of perjury, I declare to the best of my knowledge and belief, this
229 declaration and accompanying pages are true, correct, and complete.

230 _____(Owner signature) _____Date

231 (mm/dd/yyyy)

232 _____(Owner printed name)

233 (f) For purposes of a written declaration described in this Subsection [~~(10)~~] (11), a
234 county may not request information from a property owner beyond the information described
235 in the form provided in Subsection [~~(10)(e)~~] (11)(e).

236 (g) (i) If, after receiving a written declaration filed under Subsection [~~(10)(d)~~] (11)(d),
237 the county determines that the property has been incorrectly qualified or disqualified to receive
238 a residential exemption, the county shall:

239 (A) redetermine the property's qualification to receive a residential exemption; and

240 (B) notify the claimant of the redetermination and the county's reason for the
241 redetermination.

242 (ii) The redetermination provided in Subsection [~~(10)(g)(i)(A)~~] (11)(g)(i)(A) is final
243 unless:

244 (A) except as provided in Subsection [~~(10)(g)(iii)~~] (11)(g)(iii), the property owner
245 appeals the redetermination to the board of equalization in accordance with Subsection
246 59-2-1004(2); or

247 (B) the county determines that the property is eligible to receive a primary residential
248 exemption as part-year residential property.

249 (iii) The board of equalization may not accept an appeal that is filed after the later of:

250 (A) September 15 of the current calendar year; or

251 (B) the last day of the 45-day period beginning on the day on which the county auditor
252 provides the notice under Section 59-2-919.1.

253 (h) (i) If a residential property owner fails to file a written declaration required by
254 Subsection [~~(10)(d)~~] (11)(d), the county assessor shall mail to the owner of the residential
255 property a notice that:

256 (A) the property owner failed to file a written declaration as required by Subsection [
257 ~~(10)(d)~~] (11)(d); and

258 (B) the property owner will no longer qualify to receive the residential exemption
259 authorized under Section 59-2-103 for the property that is the subject of the written declaration
260 if the property owner does not file the written declaration required by Subsection [~~(10)(d)~~]
261 (11)(d) within 30 days after the day on which the county assessor mails the notice under this
262 Subsection [~~(10)(h)(i)~~] (11)(h)(i).

263 (ii) If a property owner fails to file a written declaration required by Subsection [~~(10)(d)~~]
264 (11)(d) after receiving the notice described in Subsection [~~(10)(h)(i)~~] (11)(h)(i), the property
265 owner no longer qualifies to receive the residential exemption authorized under Section

266 59-2-103 in the calendar year for the property that is the subject of the written declaration
 267 unless:

268 (A) except as provided in Subsection ~~[(10)(h)(iii)]~~ (11)(h)(iii), the property owner
 269 appeals the redetermination to the board of equalization in accordance with Subsection
 270 59-2-1004(2); or

271 (B) the county determines that the property is eligible to receive a primary residential
 272 exemption as part-year residential property.

273 (iii) The board of equalization may not accept an appeal that is filed after the later of:

274 (A) September 15 of the current calendar year; or

275 (B) the last day of the 45-day period beginning on the day on which the county auditor
 276 provides the notice under Section 59-2-919.1.

277 (iv) A property owner that is disqualified to receive the residential exemption under
 278 Subsection ~~[(10)(h)(ii)]~~ (11)(h)(ii) may file an application described in Subsection (1) to
 279 determine whether the owner is eligible to receive the residential exemption.

280 (i) The requirements of this Subsection ~~[(10)]~~ (11) do not apply to a county assessor in a
 281 county that ~~[has, for the five calendar years prior to 2019, had in place and enforced]~~ adopts
 282 and enforces an ordinance described in Subsection (1).

283 Section 2. Section **59-2-503** is amended to read:

284 **59-2-503 (Effective 05/07/25) (Retrospective 01/01/25). Qualifications for**
 285 **agricultural use assessment.**

286 (1) ~~[For]~~ Subject to Subsections (2) through (10), for general property tax purposes, land
 287 may be assessed on the basis of the value that the land has for agricultural use if the land:

288 (a) is not less than five contiguous acres in area~~[-, except that land may be assessed on~~
 289 ~~the basis of the value that the land has for agricultural use:]~~ ;

290 ~~[(i) if:]~~

291 ~~[(A) the land is devoted to agricultural use in conjunction with other eligible~~
 292 ~~acreage; and]~~

293 ~~[(B) the land and the other eligible acreage described in Subsection (1)(a)(i)(A) have~~
 294 ~~identical legal ownership; or]~~

295 ~~[(ii) as provided under Subsections (4) and (5); and]~~

296 ~~[(b) except as provided in Subsection (6) or (7):]~~

297 ~~[(i)]~~ (b) is actively devoted to agricultural use; and

298 ~~[(ii)]~~ (c) has been actively devoted to agricultural use for at least two successive years
 299 immediately preceding the tax year for which the land is being assessed under this

300 part.

301 (2) In determining whether land is actively devoted to agricultural use, production per acre
302 for a given county or area and a given type of land shall be determined by using the first
303 applicable of the following:

- 304 (a) production levels reported in the current publication of the Utah Agricultural
305 Statistics;
- 306 (b) current crop budgets developed and published by Utah State University; and
- 307 (c) other acceptable standards of agricultural production designated by the commission
308 by rule adopted in accordance with Title 63G, Chapter 3, Utah Administrative
309 Rulemaking Act.

310 (3)(a) Notwithstanding Subsection (1)(a) and except as provided in Subsection (3)(b),
311 land that is less than five contiguous acres in area may be assessed on the basis of the
312 value that the land has for agricultural use if:

313 (i) the land is devoted to agricultural use in conjunction with other eligible acreage;
314 and

315 (ii) the land and the other eligible acreage described in Subsection (3)(a)(i) have
316 identical legal ownership.

317 (b)(i) Land on which a residence is located may not be assessed on the basis of the
318 value that the land has for agricultural use under Subsection (3)(a) unless the land
319 significantly contributes to overall agricultural operations.

320 (ii) Land devoted to agricultural use in conjunction with land on which a residence is
321 located is excluded from any determination under Subsection (3)(b)(i) as to
322 whether the land on which a residence is located significantly contributes to
323 overall agricultural operations.

324 (iii)(A) In accordance with Title 63G, Chapter 3, Utah Administrative
325 Rulemaking Act, the commission may make rules prescribing the
326 circumstances under which land on which a residence is located significantly
327 contributes to overall agricultural operations under Subsection (3)(b)(i).

328 (B) The commission shall report to the Revenue and Taxation Interim Committee
329 on any rules promulgated under this Subsection (3)(b)(iii).

330 [~~3~~] (4) Land may be assessed on the basis of the land's agricultural value if the land:

- 331 (a) is subject to the privilege tax imposed by Section 59-4-101;
- 332 (b) is owned by the state or any of the state's political subdivisions; and
- 333 (c) meets the requirements of Subsection (1).

- 334 ~~[(4)]~~ (5) Notwithstanding Subsection (1)(a), the commission or a county board of
 335 equalization may grant a waiver of the acreage limitation for land upon:
- 336 (a) appeal by the owner; and
- 337 (b) submission of proof that 80% or more of the owner's, purchaser's, or lessee's income
 338 is derived from agricultural products produced on the property in question.
- 339 ~~[(5)]~~ (6) Notwithstanding Subsection (1)(a), the commission or a county board of
 340 equalization shall grant a waiver of the acreage limitation for land upon:
- 341 (a) appeal by the owner; and
- 342 (b) submission of proof that:
- 343 (i) the failure to meet the acreage requirement arose solely as a result of an
 344 acquisition by a public utility or a governmental entity by:
- 345 (A) eminent domain; or
- 346 (B) the threat or imminence of an eminent domain proceeding; and
- 347 (ii) the land is actively devoted to agricultural use.
- 348 ~~[(6)]~~ (7)(a) The commission or a county board of equalization may grant a waiver of the
 349 requirement that the land is actively devoted to agricultural use for the tax year for
 350 which the land is being assessed under this part upon:
- 351 (i) appeal by the owner; and
- 352 (ii) submission of proof that:
- 353 (A) the land was assessed on the basis of agricultural use for at least two years
 354 immediately preceding that tax year; and
- 355 (B) the failure to meet the agricultural production requirements for that tax year
 356 was due to no fault or act of the owner, purchaser, or lessee.
- 357 (b) As used in Subsection ~~[(6)](a)~~ (7)(a), "fault" does not include:
- 358 (i) intentional planting of crops or trees which, because of the maturation period, do
 359 not give the owner, purchaser, or lessee a reasonable opportunity to satisfy the
 360 production levels required for land actively devoted to agricultural use; or
- 361 (ii) implementation of a bona fide range improvement program, crop rotation
 362 program, or other similar accepted cultural practices which do not give the owner,
 363 purchaser, or lessee a reasonable opportunity to satisfy the production levels
 364 required for land actively devoted to agricultural use.
- 365 ~~[(7)]~~ (8) Land that otherwise qualifies for assessment under this part qualifies for assessment
 366 under this part in the first year the land resumes being actively devoted to agricultural
 367 use if:

- 368 (a) the land becomes ineligible for assessment under this part only as a result of a split
369 estate mineral rights owner exercising the right to extract a mineral; and
- 370 (b) the land qualified for assessment under this part in the year immediately preceding
371 the year the land became ineligible for assessment under this part only as a result of a
372 split estate mineral rights owner exercising the right to extract a mineral.
- 373 ~~[(8)]~~ (9) Land that otherwise qualifies under Subsection (1) to be assessed on the basis of the
374 value that the land has for agricultural use does not lose that qualification by becoming
375 subject to a forest stewardship plan developed under Section 65A-8a-106 under which
376 the land is subject to a temporary period of limited use or nonuse.
- 377 ~~[(9)]~~ (10)(a) Notwithstanding Subsection (1) and except as provided in Subsection ~~[(9)(d)]~~
378 (10)(d), land in agricultural use that is intentionally allowed to lay fallow for one or
379 more growing seasons qualifies for assessment under this part if the following is
380 conducted:
- 381 (i) during periods of limited water supply;
- 382 (ii) as part of a prudent farm management practice, including crop rotation, rotational
383 grazing, or soil water management; or
- 384 (iii) to facilitate voluntary participation in a water management or agricultural water
385 optimization program.
- 386 (b) If the owner of land assessed under this part fallows the land during any period in a
387 calendar year, the owner may, on or before December 31 of the year in which the
388 land is fallowed, provide to the county assessor written notice that:
- 389 (i) identifies the land that was fallowed during any period of the year in which the
390 notice is provided, including the acreage of the fallowed land;
- 391 (ii) demonstrates how the land qualifies under Subsection ~~[(9)(a)]~~ (10)(a); and
- 392 (iii) specifies whether the owner intends to fallow the land during any period in the
393 following calendar year, and, if so, the intended duration of the fallowing period.
- 394 (c)(i) If the written notice under Subsection ~~[(9)(b)]~~ (10)(b) indicates that the owner
395 intends to fallow the land during any period in the following calendar year, the
396 county assessor may, within 45 days of receiving the written notice, require the
397 owner to submit to the county assessor a land management plan in a form
398 prescribed by the county assessor that:
- 399 (A) identifies the owner's objectives in fallowing the land for the intended
400 duration of the fallowing period;
- 401 (B) provides adequate assurances to the county assessor that the fallowed land will

402 become actively devoted to agricultural use upon the expiration of the intended
403 fallowing period; and

404 (C) includes any other information required by the county assessor.

405 (ii) If the owner submits to the county assessor a land management plan for fallowed
406 land that meets the requirements of Subsection [~~(9)(e)(i)~~] (10)(c)(i), the county
407 assessor may not require the owner to submit a new or additional land
408 management plan for the same land within three years from the day on which the
409 owner submitted the plan.

410 (d) Fallowed land is withdrawn from this part if:

411 (i) the county assessor determines that the land does not qualify under Subsection [
412 ~~(9)(a)~~] (10)(a);

413 (ii) the owner fails to return the fallowed land to active agricultural use upon the
414 expiration of the intended fallowing period as specified in the written notice; or

415 (iii) the owner fails to comply with the requirements of Subsection [~~(9)(e)~~] (10)(c), if
416 a land management plan is required.

417 Section 3. Section **59-2-507** is amended to read:

418 **59-2-507 (Effective 05/07/25) (Retrospective 01/01/25). Land included as**
419 **agricultural -- Site of residence excluded -- Taxation of structures and site of residence.**

420 (1)(a) Land under barns, sheds, silos, cribs, greenhouses and like structures, lakes,
421 dams, ponds, streams, and irrigation ditches and like facilities is included in
422 determining the total area of land actively devoted to agricultural use.

423 (b) Land that is under a [~~farmhouse~~] residence and land used in connection with a [
424 ~~farmhouse~~] residence is excluded from the determination described in Subsection
425 (1)(a).

426 (2) The following shall be valued, assessed, and taxed using the same standards, methods,
427 and procedures that apply to other taxable structures and other land in the county:

428 (a) a structure, except as provided in Subsection (3), that is located on land in
429 agricultural use;

430 (b) a [~~farmhouse~~] residence and the land on which the [~~farmhouse~~] residence is located;
431 and

432 (c) land used in connection with a [~~farmhouse~~] residence.

433 (3) A high tunnel, as defined in Section 10-9a-525, is exempt from assessment for taxation
434 purposes.

435 Section 4. Section **59-2-924** is amended to read:

436 **59-2-924 (Effective 05/07/25) (Retrospective 01/01/25). Definitions -- Report of**
437 **valuation of property to county auditor and commission -- Transmittal by auditor to**
438 **governing bodies -- Calculation of certified tax rate -- Rulemaking authority -- Adoption**
439 **of tentative budget -- Notice provided by the commission.**

440 (1) As used in this section:

441 (a)(i) "Ad valorem property tax revenue" means revenue collected in accordance
442 with this chapter.

443 (ii) "Ad valorem property tax revenue" does not include:

444 (A) interest;

445 (B) penalties;

446 (C) collections from redemptions; or

447 (D) revenue received by a taxing entity from personal property that is
448 semiconductor manufacturing equipment assessed by a county assessor in
449 accordance with Part 3, County Assessment.

450 (b) "Adjusted tax increment" means the same as that term is defined in Section
451 17C-1-102.

452 (c)(i) "Aggregate taxable value of all property taxed" means:

453 (A) the aggregate taxable value of all real property a county assessor assesses in
454 accordance with Part 3, County Assessment, for the current year;

455 (B) the aggregate taxable value of all real and personal property the commission
456 assesses in accordance with Part 2, Assessment of Property, for the current
457 year; and

458 (C) the aggregate year end taxable value of all personal property a county assessor
459 assesses in accordance with Part 3, County Assessment, contained on the prior
460 year's tax rolls of the taxing entity.

461 (ii) "Aggregate taxable value of all property taxed" does not include the aggregate
462 year end taxable value of personal property that is:

463 (A) semiconductor manufacturing equipment assessed by a county assessor in
464 accordance with Part 3, County Assessment; and

465 (B) contained on the prior year's tax rolls of the taxing entity.

466 (d) "Base taxable value" means:

467 (i) for an authority created under Section 11-58-201, the same as that term is defined
468 in Section 11-58-102;

469 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201,

- 470 the same as that term is defined in Section 11-59-207;
- 471 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section
472 11-70-201, the same as that term is defined in Section 11-70-101;
- 473 (iv) for an agency created under Section 17C-1-201.5, the same as that term is
474 defined in Section 17C-1-102;
- 475 (v) for an authority created under Section 63H-1-201, the same as that term is defined
476 in Section 63H-1-102;
- 477 (vi) for a host local government, the same as that term is defined in Section
478 63N-2-502;
- 479 (vii) for a housing and transit reinvestment zone created under Title 63N, Chapter 3,
480 Part 6, Housing and Transit Reinvestment Zone Act, a property's taxable value as
481 shown upon the assessment roll last equalized during the base year, as that term is
482 defined in Section 63N-3-602;
- 483 (viii) for a home ownership promotion zone created under Title 10, Chapter 9a, Part
484 10, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter
485 27a, Part 12, Home Ownership Promotion Zone for Counties, a property's taxable
486 value as shown upon the assessment roll last equalized during the base year, as
487 that term is defined in Section 10-9a-1001 or Section 17-27a-1201; or
- 488 (ix) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
489 First Home Investment Zone Act, a property's taxable value as shown upon the
490 assessment roll last equalized during the base year, as that term is defined in
491 Section 63N-3-1601.
- 492 (e) "Centrally assessed benchmark value" means an amount equal to the average year
493 end taxable value of real and personal property the commission assesses in
494 accordance with Part 2, Assessment of Property, for the previous three calendar
495 years, adjusted for taxable value attributable to:
- 496 (i) an annexation to a taxing entity;
- 497 (ii) an incorrect allocation of taxable value of real or personal property the
498 commission assesses in accordance with Part 2, Assessment of Property; or
- 499 (iii) a change in value as a result of a change in the method of apportioning the value
500 prescribed by the Legislature, a court, or the commission in an administrative rule
501 or administrative order.
- 502 (f)(i) "Centrally assessed new growth" means the greater of:
- 503 (A) zero; or

- 504 (B) the amount calculated by subtracting the centrally assessed benchmark value
505 adjusted for prior year end incremental value from the taxable value of real and
506 personal property the commission assesses in accordance with Part 2,
507 Assessment of Property, for the current year, adjusted for current year
508 incremental value.
- 509 (ii) "Centrally assessed new growth" does not include a change in value as a result of
510 a change in the method of apportioning the value prescribed by the Legislature, a
511 court, or the commission in an administrative rule or administrative order.
- 512 (g) "Certified tax rate" means a tax rate that will provide the same ad valorem property
513 tax revenue for a taxing entity as was budgeted by that taxing entity for the prior year.
- 514 (h) "Community reinvestment agency" means the same as that term is defined in Section
515 17C-1-102.
- 516 (i) "Eligible new growth" means the greater of:
517 (i) zero; or
518 (ii) the sum of:
519 (A) locally assessed new growth;
520 (B) centrally assessed new growth; and
521 (C) project area new growth or hotel property new growth.
- 522 (j) "Host local government" means the same as that term is defined in Section 63N-2-502.
- 523 (k) "Hotel property" means the same as that term is defined in Section 63N-2-502.
- 524 (l) "Hotel property new growth" means an amount equal to the incremental value that is
525 no longer provided to a host local government as incremental property tax revenue.
- 526 (m) "Incremental property tax revenue" means the same as that term is defined in
527 Section 63N-2-502.
- 528 (n) "Incremental value" means:
529 (i) for an authority created under Section 11-58-201, the amount calculated by
530 multiplying:
531 (A) the difference between the taxable value and the base taxable value of the
532 property that is located within a project area and on which property tax
533 differential is collected; and
534 (B) the number that represents the percentage of the property tax differential that
535 is paid to the authority;
536 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201,
537 an amount calculated by multiplying:

- 538 (A) the difference between the current assessed value of the property and the base
539 taxable value; and
- 540 (B) the number that represents the percentage of the property tax augmentation, as
541 defined in Section 11-59-207, that is paid to the Point of the Mountain State
542 Land Authority;
- 543 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section
544 11-70-201, the amount calculated by multiplying:
- 545 (A) the difference between the taxable value for the current year and the base
546 taxable value of the property that is located within a project area; and
- 547 (B) the number that represents the percentage of enhanced property tax revenue,
548 as defined in Section 11-70-101;
- 549 (iv) for an agency created under Section 17C-1-201.5, the amount calculated by
550 multiplying:
- 551 (A) the difference between the taxable value and the base taxable value of the
552 property located within a project area and on which tax increment is collected;
553 and
- 554 (B) the number that represents the adjusted tax increment from that project area
555 that is paid to the agency;
- 556 (v) for an authority created under Section 63H-1-201, the amount calculated by
557 multiplying:
- 558 (A) the difference between the taxable value and the base taxable value of the
559 property located within a project area and on which property tax allocation is
560 collected; and
- 561 (B) the number that represents the percentage of the property tax allocation from
562 that project area that is paid to the authority;
- 563 (vi) for a housing and transit reinvestment zone created pursuant to Title 63N,
564 Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, an amount
565 calculated by multiplying:
- 566 (A) the difference between the taxable value and the base taxable value of the
567 property that is located within a housing and transit reinvestment zone and on
568 which tax increment is collected; and
- 569 (B) the number that represents the percentage of the tax increment that is paid to
570 the housing and transit reinvestment zone;
- 571 (vii) for a host local government, an amount calculated by multiplying:

- 572 (A) the difference between the taxable value and the base taxable value of the
 573 hotel property on which incremental property tax revenue is collected; and
 574 (B) the number that represents the percentage of the incremental property tax
 575 revenue from that hotel property that is paid to the host local government;
- 576 (viii) for a home ownership promotion zone created under Title 10, Chapter 9a, Part
 577 10, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter
 578 27a, Part 12, Home Ownership Promotion Zone for Counties, an amount
 579 calculated by multiplying:
- 580 (A) the difference between the taxable value and the base taxable value of the
 581 property that is located within a home ownership promotion zone and on which
 582 tax increment is collected; and
 583 (B) the number that represents the percentage of the tax increment that is paid to
 584 the home ownership promotion zone; or
- 585 (ix) for a first home investment zone created pursuant to Title 63N, Chapter 3, Part
 586 16, First Home Investment Zone Act, an amount calculated by multiplying:
- 587 (A) the difference between the taxable value and the base taxable value of the
 588 property that is located within a first home investment zone and on which tax
 589 increment is collected; and
 590 (B) the number that represents the percentage of the tax increment that is paid to
 591 the first home investment zone.
- 592 (o)(i) "Locally assessed new growth" means the greater of:
- 593 (A) zero; or
 594 (B) the amount calculated by subtracting the year end taxable value of real
 595 property the county assessor assesses in accordance with Part 3, County
 596 Assessment, for the previous year, adjusted for prior year end incremental
 597 value from the taxable value of real property the county assessor assesses in
 598 accordance with Part 3, County Assessment, for the current year, adjusted for
 599 current year incremental value.
- 600 (ii) "Locally assessed new growth" does not include a change in:
- 601 (A) value as a result of factoring in accordance with Section 59-2-704, reappraisal,
 602 or another adjustment;
- 603 (B) assessed value based on whether a property is allowed a residential exemption
 604 for a primary residence under Section 59-2-103;
- 605 (C) assessed value based on whether a property is assessed under Part 5, Farmland

- 606 Assessment Act; or
607 (D) assessed value based on whether a property is assessed under Part 17, Urban
608 Farming Assessment Act.
- 609 (p) "Project area" means:
- 610 (i) for an authority created under Section 11-58-201, the same as that term is defined
611 in Section 11-58-102;
- 612 (ii) for the Utah Fairpark Area Investment and Restoration District created in Section
613 11-70-201, the same as that term is defined in Section 11-70-101;
- 614 (iii) for an agency created under Section 17C-1-201.5, the same as that term is
615 defined in Section 17C-1-102; or
- 616 (iv) for an authority created under Section 63H-1-201, the same as that term is
617 defined in Section 63H-1-102.
- 618 (q) "Project area new growth" means:
- 619 (i) for an authority created under Section 11-58-201, an amount equal to the
620 incremental value that is no longer provided to an authority as property tax
621 differential;
- 622 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201,
623 an amount equal to the incremental value that is no longer provided to the Point of
624 the Mountain State Land Authority as property tax augmentation, as defined in
625 Section 11-59-207;
- 626 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section
627 11-70-201, an amount equal to the incremental value that is no longer provided to
628 the Utah Fairpark Area Investment and Restoration District;
- 629 (iv) for an agency created under Section 17C-1-201.5, an amount equal to the
630 incremental value that is no longer provided to an agency as tax increment;
- 631 (v) for an authority created under Section 63H-1-201, an amount equal to the
632 incremental value that is no longer provided to an authority as property tax
633 allocation;
- 634 (vi) for a housing and transit reinvestment zone created under Title 63N, Chapter 3,
635 Part 6, Housing and Transit Reinvestment Zone Act, an amount equal to the
636 incremental value that is no longer provided to a housing and transit reinvestment
637 zone as tax increment;
- 638 (vii) for a home ownership promotion zone created under Title 10, Chapter 9a, Part
639 10, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter

- 640 27a, Part 12, Home Ownership Promotion Zone for Counties, an amount equal to
 641 the incremental value that is no longer provided to a home ownership promotion
 642 zone as tax increment; or
- 643 (viii) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
 644 First Home Investment Zone Act, an amount equal to the incremental value that is
 645 no longer provided to a first home investment zone as tax increment.
- 646 (r) "Project area incremental revenue" means the same as that term is defined in Section
 647 17C-1-1001.
- 648 (s) "Property tax allocation" means the same as that term is defined in Section 63H-1-102.
- 649 (t) "Property tax differential" means the same as that term is defined in Section
 650 11-58-102.
- 651 ~~[(u) "Qualifying exempt revenue" means revenue received:]~~
 652 ~~[(i) for the previous calendar year;]~~
 653 ~~[(ii) by a taxing entity;]~~
 654 ~~[(iii) from tangible personal property contained on the prior year's tax rolls that is~~
 655 ~~exempt from property tax under Subsection 59-2-1115(2)(b) for a calendar year~~
 656 ~~beginning on January 1, 2022; and]~~
 657 ~~[(iv) on the aggregate 2021 year end taxable value of the tangible personal property that~~
 658 ~~exceeds \$15,300.]~~
- 659 ~~[(v)]~~ (u) "Tax increment" means:
 660 (i) for a project created under Section 17C-1-201.5, the same as that term is defined
 661 in Section 17C-1-102;
 662 (ii) for a housing and transit reinvestment zone created under Title 63N, Chapter 3,
 663 Part 6, Housing and Transit Reinvestment Zone Act, the same as that term is
 664 defined in Section 63N-3-602;
 665 (iii) for a home ownership promotion zone created under Title 10, Chapter 9a, Part
 666 10, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter
 667 27a, Part 12, Home Ownership Promotion Zone for Counties, the same as that
 668 term is defined in Section 10-9a-1001 or Section 17-27a-1201; or
 669 (iv) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
 670 First Home Investment Zone Act, the same as that term is defined in Section
 671 63N-3-1601.
- 672 (2) Before June 1 of each year,~~the county assessor of~~ each county assessor shall deliver to
 673 the county auditor and the commission the following statements:

- 674 (a) a statement containing the aggregate valuation of all taxable real property a county
675 assessor assesses in accordance with Part 3, County Assessment, for each taxing
676 entity; and
- 677 (b) a statement containing the taxable value of all personal property a county assessor
678 assesses in accordance with Part 3, County Assessment, from the prior year end
679 values.
- 680 (3) The county auditor shall, on or before June 8, transmit to the governing body of each
681 taxing entity:
- 682 (a) the statements described in Subsections (2)(a) and (b);
683 (b) an estimate of the revenue from personal property;
684 (c) the certified tax rate; and
685 (d) all forms necessary to submit a tax levy request.
- 686 (4)(a) Except as otherwise provided in this section, the certified tax rate shall be
687 calculated by dividing the ad valorem property tax revenue that a taxing entity
688 budgeted for the prior year[~~minus the qualifying exempt revenue~~] by the amount
689 calculated under Subsection (4)(b).
- 690 (b) For purposes of Subsection (4)(a), the legislative body of a taxing entity shall
691 calculate an amount as follows:
- 692 (i) calculate for the taxing entity the difference between:
693 (A) the aggregate taxable value of all property taxed; and
694 (B) any adjustments for current year incremental value;
- 695 (ii) after making the calculation required by Subsection (4)(b)(i), calculate an amount
696 determined by increasing or decreasing the amount calculated under Subsection
697 (4)(b)(i) by the average of the percentage net change in the value of taxable
698 property for the equalization period for the three calendar years immediately
699 preceding the current calendar year;
- 700 (iii) after making the calculation required by Subsection (4)(b)(ii), calculate the
701 product of:
702 (A) the amount calculated under Subsection (4)(b)(ii); and
703 (B) the percentage of property taxes collected for the five calendar years
704 immediately preceding the current calendar year; and
- 705 (iv) after making the calculation required by Subsection (4)(b)(iii), calculate an
706 amount determined by:
707 (A) multiplying the percentage of property taxes collected for the five calendar

708 years immediately preceding the current calendar year by eligible new growth;
709 and

710 (B) subtracting the amount calculated under Subsection (4)(b)(iv)(A) from the
711 amount calculated under Subsection (4)(b)(iii).

712 (5) A certified tax rate for a taxing entity described in this Subsection (5) shall be calculated
713 as follows:

714 (a) except as provided in Subsection (5)(b) or (c), for a new taxing entity, the certified
715 tax rate is zero;

716 (b) for a municipality incorporated on or after July 1, 1996, the certified tax rate is:

717 (i) in a county of the first, second, or third class, the levy imposed for municipal-type
718 services under Sections 17-34-1 and 17-36-9; and

719 (ii) in a county of the fourth, fifth, or sixth class, the levy imposed for general county
720 purposes and such other levies imposed solely for the municipal-type services
721 identified in Section 17-34-1 and Subsection 17-36-3(23);

722 (c) for a community reinvestment agency that received all or a portion of a taxing
723 entity's project area incremental revenue in the prior year under Title 17C, Chapter 1,
724 Part 10, Agency Taxing Authority, the certified tax rate is calculated as described in
725 Subsection (4) except that the commission shall treat the total revenue transferred to
726 the community reinvestment agency as ad valorem property tax revenue that the
727 taxing entity budgeted for the prior year; and

728 (d) for debt service voted on by the public, the certified tax rate is the actual levy
729 imposed by that section, except that a certified tax rate for the following levies shall
730 be calculated in accordance with Section 59-2-913 and this section:

731 (i) a school levy provided for under Section 53F-8-301, 53F-8-302, or 53F-8-303; and

732 (ii) a levy to pay for the costs of state legislative mandates or judicial or
733 administrative orders under Section 59-2-1602.

734 (6)(a) A ~~taxing entity may impose a judgment levy~~[imposed] under Section 59-2-1328
735 or 59-2-1330[~~may be imposed~~] at a rate that is sufficient to generate only the
736 revenue required to satisfy one or more eligible judgments.

737 (b) The ad valorem property tax revenue generated by a judgment levy described in
738 Subsection (6)(a) may not be considered in establishing a taxing entity's aggregate
739 certified tax rate.

740 (7)(a) For the purpose of calculating the certified tax rate, the county auditor shall use:

741 (i) the taxable value of real property:

- 742 (A) the county assessor assesses in accordance with Part 3, County Assessment;
743 and
744 (B) contained on the assessment roll;
- 745 (ii) the year end taxable value of personal property:
746 (A) a county assessor assesses in accordance with Part 3, County Assessment; and
747 (B) contained on the prior year's assessment roll; and
- 748 (iii) the taxable value of real and personal property the commission assesses in
749 accordance with Part 2, Assessment of Property.
- 750 (b) For purposes of Subsection (7)(a), taxable value does not include eligible new
751 growth.
- 752 (8)(a) On or before June 30 of each year, a taxing entity shall~~annually~~ adopt a
753 tentative budget.
- 754 (b) If a taxing entity intends to exceed the certified tax rate, the taxing entity shall notify
755 the county auditor of:
756 (i) the taxing entity's intent to exceed the certified tax rate; and
757 (ii) the amount by which the taxing entity proposes to exceed the certified tax rate.
- 758 (c) The county auditor shall notify property owners of any intent to levy a tax rate that
759 exceeds the certified tax rate in accordance with Sections 59-2-919 and 59-2-919.1.
- 760 (9)(a) Subject to Subsection (9)(d), the commission shall provide notice, through
761 electronic means on or before July 31, to a taxing entity and the Revenue and
762 Taxation Interim Committee if:
763 (i) the amount calculated under Subsection (9)(b) is 10% or more of the year end
764 taxable value of the real and personal property the commission assesses in
765 accordance with Part 2, Assessment of Property, for the previous year, adjusted
766 for prior year end incremental value; and
767 (ii) the amount calculated under Subsection (9)(c) is 50% or more of the total year
768 end taxable value of the real and personal property of a taxpayer the commission
769 assesses in accordance with Part 2, Assessment of Property, for the previous year.
- 770 (b) For purposes of Subsection (9)(a)(i), the commission shall calculate an amount by
771 subtracting the taxable value of real and personal property the commission assesses
772 in accordance with Part 2, Assessment of Property, for the current year, adjusted for
773 current year incremental value, from the year end taxable value of the real and
774 personal property the commission assesses in accordance with Part 2, Assessment of
775 Property, for the previous year, adjusted for prior year end incremental value.

776 (c) For purposes of Subsection (9)(a)(ii), the commission shall calculate an amount by
 777 subtracting the total taxable value of real and personal property of a taxpayer the
 778 commission assesses in accordance with Part 2, Assessment of Property, for the
 779 current year, from the total year end taxable value of the real and personal property of
 780 a taxpayer the commission assesses in accordance with Part 2, Assessment of
 781 Property, for the previous year.

782 (d) The notification under Subsection (9)(a) shall include a list of taxpayers that meet the
 783 requirement under Subsection (9)(a)(ii).

784 Section 5. Section **59-2-1006** is amended to read:

785 **59-2-1006 (Effective 05/07/25) (Retrospective 01/01/25). Appeal to commission**
 786 **-- Duties of auditor -- Decision by commission.**

787 (1) Any person dissatisfied with the decision of the county board of equalization concerning
 788 the assessment and equalization of any property, or the determination of any exemption
 789 in which the person has an interest, or a tax relief decision made under designated
 790 decision-making authority as described in Section 59-2-1101 or Part 18, Tax Deferral
 791 and Tax Abatement, may appeal that decision to the commission by:

792 (a) filing a notice of appeal specifying the grounds for the appeal with the county auditor
 793 within 30 days after the final action of the county board or entity with designated
 794 decision-making authority described in Section 59-2-1101 or Part 18, Tax Deferral
 795 and Tax Abatement; and

796 (b) if the county assessor valued the property in accordance with Section 59-2-301.8 and
 797 the taxpayer intends to contest the value of personal property located in a
 798 multi-tenant residential property, as that term is defined in Section 59-2-301.8,
 799 submitting a signed statement of the personal property with the notice of appeal.

800 (2) The auditor shall:

801 (a) file one notice with the commission;

802 (b) certify and transmit to the commission:

803 (i) the minutes of the proceedings of the county board of equalization or entity with
 804 designated decision-making authority for the matter appealed;

805 (ii) all documentary evidence received in that proceeding; and

806 (iii) a transcript of any testimony taken at that proceeding that was preserved;

807 (c) if the appeal is from a hearing where an exemption was granted or denied, certify and
 808 transmit to the commission the written decision of:

809 (i) the board of equalization as required by Section 59-2-1102; or

- 810 (ii) the entity with designated decision-making authority; and
811 (d) any signed statement submitted in accordance with Subsection (1)(b).
- 812 (3) In reviewing a decision described in Subsection (1), the commission may:
- 813 (a) admit additional evidence;
814 (b) issue orders that it considers to be just and proper; and
815 (c) make any correction or change in the assessment or order of the county board of
816 equalization or entity with decision-making authority.
- 817 (4) In reviewing evidence submitted to the commission to decide an appeal under this
818 section, the commission shall consider and weigh:
- 819 (a) the accuracy, reliability, and comparability of the evidence presented;
820 (b) if submitted, the sales price of relevant property that was under contract for sale as of
821 the lien date but sold after the lien date;
822 (c) if submitted, the sales offering price of property that was offered for sale as of the
823 lien date but did not sell, including considering and weighing the amount of time for
824 which, and manner in which, the property was offered for sale; and
825 (d) if submitted, other evidence that is relevant to determining the fair market value of
826 the property.
- 827 (5) In reviewing a decision described in Subsection (1), the commission shall adjust
828 property valuations to reflect a value equalized with the assessed value of other
829 comparable properties if:
- 830 (a) the issue of equalization of property values is raised; and
831 (b) the commission determines that the property that is the subject of the appeal deviates
832 in value plus or minus 5% from the assessed value of comparable properties.
- 833 (6) The commission shall decide all appeals taken pursuant to this section not later than
834 March 1 of the following year for real property and within 90 days for personal property,
835 and shall report its decision, order, or assessment to the county auditor, who shall make
836 all changes necessary to comply with the decision, order, or assessment.

837 **Section 6. Effective Date.**

838 This bill takes effect on May 7, 2025.

839 **Section 7. Retrospective operation.**

840 This bill has retrospective operation to January 1, 2025.