

SB0097S03 compared with SB0097S01

~~{Omitted text}~~ shows text that was in SB0097S01 but was omitted in SB0097S03

inserted text shows text that was not in SB0097S01 but was inserted into SB0097S03

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Tax Revenue Amendments
2026 GENERAL SESSION
STATE OF UTAH
Chief Sponsor: Daniel McCay
House Sponsor:

3 **LONG TITLE**

4 **General Description:**

5 This bill modifies provisions related to tax revenue.

6 **Highlighted Provisions:**

7 This bill:

- 8 ▶ defines terms;
- 9 ▶ limits the amount of ~~{surplus}~~ reserve funds ~~{that may accumulate in a city or county general fund}~~ maintained by cities and counties;
- 10 ▶ ~~{limits}~~ reduces the amount of the residential property tax exemption ~~{to one primary residence per household}~~ for rental properties, with certain exceptions;
- 11 ▶ establishes a rebuttable presumption that property owned by a business entity does not qualify for the residential exemption;
- 14 ▶ requires counties to provide information to the Multicounty Appraisal Trust regarding properties for which the owner rebuts the presumption on qualification for the residential exemption;
- 13 ▶

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requires residential property owners to apply to the county to receive {a-} the residential exemption if the property was ineligible for the residential exemption in the prior year, an ownership interest in the property changes, or the county has reason to believe the property no longer qualifies for the residential exemption;

- 17 ▶ { ~~prohibits taxing entities from depositing property tax revenue into a reserve fund for capital improvement projects after a certain date;~~ }
- 19 ▶ { ~~limits the total amount of additional property tax revenue a taxing entity may obtain through truth-in-taxation, with certain exceptions;~~ }
- 21 ▶ excludes certain property valuation increases { ~~resulting from physical improvements to property~~ } from the calculation of locally assessed new growth;
- 23 ▶ excludes increases to the value of tangible personal property from the calculation of project area new growth;
- 25 ▶ subtracts { ~~interest earned on investments-~~ } from a { ~~taxing entity's-~~ } city's certified tax rate calculation any amount of reserve funds maintained by the city in excess of the maximum amount authorized, beginning in fiscal year 2032; {and}
- 28 ▶ includes a coordination clause to incorporate changes to the Multicounty Appraisal Trust in S.B. 206, Tax Amendments; and
- 27 ▶ makes technical and conforming changes.

31 Money Appropriated in this Bill:

32 None

33 Other Special Clauses:

34 This bill provides a special effective date.

35 This bill provides a coordination clause.

36 Utah Code Sections Affected:

37 AMENDS:

38 **10-6-116** {~~(Effective 05/06/26)~~} (Effective 06/01/26), as last amended by Laws of Utah 2021, Chapter 52

39 **17-63-204** {~~(Effective 05/06/26)~~} (Effective 06/01/26), as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 13

41 **59-2-103** (Effective 05/06/26), as last amended by Laws of Utah 2025, Chapter 234

42 **59-2-103.5** (Effective 01/01/27), as last amended by Laws of Utah 2025, Chapter 234

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39 ~~{59-2-917 (Effective 05/06/26), as last amended by Laws of Utah 1988, Chapter 3}~~
40 ~~{59-2-919 (Effective 07/01/26), as last amended by Laws of Utah 2025, First Special Session,~~
41 ~~Chapter 17}~~

43 **59-2-924 (Effective 06/01/26)**, as last amended by Laws of Utah 2025, First Special Session,
Chapter 15

45 **Utah Code Sections affected by Coordination Clause:**

46 **59-2-103 (05/06/26)** , as last amended by Laws of Utah 2025, Chapter 234

47

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

49 Section 1. Section **10-6-116** is amended to read:

50 **10-6-116. ~~{(Effective 05/06/26)}~~(Effective 06/01/26)Accumulated fund balances --**
51 **Limitations -- Excess balances -- Unanticipated excess of revenues -- Reserves for capital**
52 **improvements.**

49 (1)

(a) A city may accumulate retained earnings or fund balances, as appropriate, in any fund. With respect to the city general fund only, any accumulated fund balance is restricted to the following purposes:

52 (i) to provide working capital to finance expenditures from the beginning of the budget period until general property taxes, sales taxes, or other applicable revenues are collected, thereby reducing the amount the city must borrow during the period;

56 (ii) to provide a resource to meet emergency expenditures under Section 10-6-129; and

58 (iii) to cover a pending year-end excess of expenditures over revenues from an unavoidable shortfall in revenues.

60 (b) Notwithstanding Subsection (1)(a)(i), a city may not appropriate a fund balance for budgeting purposes except as provided in Subsection (4).

62 (c) Notwithstanding Subsection (1)(a)(iii), a city may not appropriate a fund balance to avoid an operating deficit during any budget period except as provided under Subsection (4), or for emergency purposes under Section 10-6-129.

65 (2)

(a) As used in this Subsection (2), "excess amount" means any fund balance in a city general fund for the current fiscal year period in excess of the maximum amount permitted under Subsection (2)(b).

71 (b) The accumulation of a fund balance in the city general fund may not exceed:

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- 72 (i) [35%] 25% of the total revenue of the city general fund for the current fiscal period, if the total
amount of revenue in the city general fund is \$50,000,000 or more;
- 74 (ii) 28% of the total revenue of the city general fund for the current fiscal period, if the total amount of
revenue in the city general fund is \$25,000,000 or more but less than \$50,000,000; or
- 77 (iii) 30%.
- 67 ~~{(3)}~~ of the total revenue of the city general fund for the current fiscal period, if the total amount of
revenue in the city general fund is less than \$25,000,000.
- 79 (c) For a fiscal year beginning on or after July 1, 2031, a city's budgeted ad valorem property tax
revenue shall, for purposes of calculating the city's certified tax rate, be reduced by any excess
amount in accordance with Subsection 59-2-924(4)(a)(ii).
- 82 (3) If the fund balance at the close of any fiscal period exceeds the amount permitted under Subsection
(2), the excess shall be appropriated in the manner provided in Section 10-6-117.
- 70 (4) Any fund balance in excess of 5% of the total revenues of the city general fund may be utilized for
budget purposes.
- 72 (5)
- (a) Within a capital improvements fund, the governing body may, in any budget period, appropriate
from estimated revenue or fund balance to a reserve for capital improvements for the purpose of
financing future specific capital improvements, under a formal long-range capital plan adopted by
the governing body.
- 76 (b) The reserves described in Subsection (5)(a) may accumulate from fiscal period to fiscal period until
the accumulated total is sufficient to permit economical expenditure for the specified purposes.
- 79 (c) Disbursements from reserves described in Subsection (5)(a) shall be made only by transfer to a
revenue or transfer account within the capital improvements fund, under a budget appropriation in a
budget for the fund adopted in the manner provided by this chapter.
- 83 (d) Expenditures from the above appropriation budget accounts shall conform to all requirements of this
chapter relating to execution and control of budgets.
- 100 Section 2. Section **17-63-204** is amended to read:
- 101 **17-63-204. ~~{(Effective 05/06/26)}~~(Effective 06/01/26)Retained earnings -- Accumulation --**
Restrictions -- Disbursements.
- 88 (1)
- (a) A county may accumulate:

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- 89 (i) retained earnings in any enterprise or internal service fund; and
90 (ii) a fund balance in any fund that is not an enterprise or internal service fund.
- 91 (b) Notwithstanding Subsection (1)(a), use of the county general fund shall be restricted to the following purposes:
- 93 (i) to provide cash to finance expenditures from the beginning of the budget period until general property taxes, sales taxes, or other revenues are collected;
- 95 (ii) to provide a fund or reserve to meet emergency expenditures; and
96 (iii) to cover unanticipated deficits for future years.
- 97 (2)
- (a) The maximum accumulated unappropriated surplus in the county general fund, as determined before adoption of the tentative budget, may not exceed {an amount equal to } [the greater of:] {25} 100% of the {total revenues of the county general fund for the current fiscal period} county's prior year budgeted property tax revenue.
- 101 [(†)
- (A) ~~for a county with a taxable value of \$750,000,000 or more and a population of 100,000 or more, 25% of the total revenues of the county general fund for the current fiscal period; or]~~
- 104 [(B) ~~for any other county, 65% of the total revenues of the county general fund for the current fiscal period; and]~~
- 106 [(ii) ~~the estimated total revenues from property taxes for the current fiscal period.~~]
- 107 (b) Any surplus balance in excess of the above computed maximum shall be included in the estimated revenues of the county general fund budget for the next fiscal period.
- 109 (3) Any fund balance exceeding 5% of the total county general fund revenues may be used for budgetary purposes.
- 111 (4)
- (a) A county may appropriate funds from estimated revenue in any budget period to a reserve for capital improvements within any capital improvements fund which has been duly established by ordinance or resolution.
- 114 (b) Money in the reserves shall be allowed to accumulate from fiscal period to fiscal period until the accumulated total is sufficient to permit economical expenditure for the specified purposes.
- 117 (c) Disbursements from the reserves shall be made only by transfer to a revenue account within a capital improvements fund in accordance with an appropriation for the fund.

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- 119 (d) Expenditures from the capital improvement budget accounts shall conform to all requirements of
this chapter as it relates to the execution and control of budgets.
- 135 Section 3. Section **59-2-103** is amended to read:
- 136 **59-2-103. Rate of assessment of property -- Residential property -- Rebuttable presumption.**
- 124 (1) As used in this section:
- 125 (a) "Business entity" means the same as that term is defined in Section 59-2-1332.5.
- 126 ~~{(a)}(b)}~~
- ~~{(i)}~~ In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the commission
may make rules defining the term "domicile."
- 142 ~~[(a)] (c)~~
- (i) "Household" means the association of individuals who live in the same dwelling, sharing the
dwelling's furnishings, facilities, accommodations, and expenses.
- 129 (ii) "Household" includes married individuals, who are not legally separated, who have established
domiciles at separate locations within the state.
- 147 (d) "Multicounty Appraisal Trust" means the same as that term is defined in Section 59-2-1601.
- 131 ~~{(b)}{ } { (e) }~~ In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the
commission may make rules defining the term "domicile."
- 133 (2) All tangible taxable property located within the state shall be assessed and taxed at a uniform and
equal rate on the basis of its fair market value, as valued on January 1, unless otherwise provided by
law.
- 136 (3)
- (a) Subject to Subsections (4) through (6) and Section 59-2-103.5, for a calendar year, the fair market
value of residential property located within the state is allowed a residential exemption equal to:
- 157 (i) a 45% reduction in the value of the property for residential property that is the primary residence
of the owner; or.
- 159 (ii) except as provided in Subsection (3)(b), a 40% reduction in the value of the property for
residential property that is the primary residence of a tenant.
- 161 (b) Notwithstanding Subsection (3)(a)(ii), the fair market value of residential property that is the
primary residence of a tenant is allowed a residential exemption equal to 45% for a calendar year if
the residential property:

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(i) is offered for rent at a rental price affordable to a household with a gross income of no more than 60% of area median income for the county in which the residential property is located; and

167 (ii) is deed restricted to require rent to be offered at the rental price described in Subsection (3)(b)(i) for at least 30 years.

139 (4) Part-year residential property located within the state is allowed the residential exemption described in Subsection (3) if the part-year residential property is used as residential property for 183 or more consecutive calendar days during the calendar year for which the owner seeks to obtain the residential exemption.

143 (5) No more than one acre of land per residential unit may qualify for the residential exemption described in Subsection (3).

145 (6)

{(a) Except as provided in Subsections (6)(b)(ii) and (iii), a} A} residential exemption described in Subsection (3) is limited to one primary residence per household.

147 {(b) An owner of multiple primary residences located within the state is allowed a residential exemption under Subsection (3) for:}

149 {(i) subject to Subsection (6)(a), the primary residence of the owner;}

150 {(ii) each residential property that is the primary residence of a tenant; and}

151 {(iii) subject to Subsection 59-2-103.5(4), each residential property described in Subsection 59-2-102(35)(b)(ii).}

153 {~~(7) {There is a rebuttable presumption that property owned by a business entity does not qualify for the residential exemption described in Subsection (3).}~~}

183 (7)

(a) There is a rebuttable presumption that property owned by a business entity does not qualify for the residential exemption described in Subsection (3).

185 (b) If a property owner rebuts a presumption under this Subsection (7) in relation to property owned by a business entity, the county shall provide information regarding the property to the Multicounty Appraisal Trust for purposes of assisting counties in identifying property owners who receive a residential exemption described in Subsection (3) in more than one county.

190 Section 4. Section **59-2-103.5** is amended to read:

191 **59-2-103.5. Procedures to obtain an exemption for residential property -- Procedure if property owner or property no longer qualifies to receive a residential exemption.**

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- 159 (1) Subject to Subsections (4), (5), and (6), [~~and (11),~~]for residential property other than part-year
residential property, [~~a county legislative body may adopt an ordinance that requires~~]an owner
[~~to~~] shall file an application with the county board of equalization before the county applies a
residential exemption authorized under Section 59-2-103 to the value of the residential property if:
- 164 (a) the residential property was ineligible for the residential exemption during the calendar year
immediately preceding the calendar year for which the owner is seeking to have the residential
exemption applied to the value of the residential property;
- 168 (b) an ownership interest in the residential property changes; or
- 169 (c) the county board of equalization determines that there is reason to believe that the residential
property no longer qualifies for the residential exemption.
- 171 (2)
- (a) The application described in Subsection (1):
- 172 (i) shall be on a form the commission provides by rule and makes available to the counties;
- 174 (ii) shall be signed by the owner of the residential property; and
- 175 (iii) may not request the sales price of the residential property.
- 176 (b) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the commission
may make rules providing the contents of the form described in Subsection (2)(a).
- 179 (c) For purposes of the application described in Subsection (1), a county may not request information
from an owner of a residential property beyond the information in the form provided by the
commission under this Subsection (2).
- 182 (3)
- (a) [~~Regardless of whether a county legislative body adopts an ordinance described in Subsection (1),~~
~~before~~] Before a county may apply a residential exemption to the value of part-year residential
property, an owner of the property shall:
- 185 (i) subject to Subsection (6), file the application described in Subsection (2)(a) with the county
board of equalization; and
- 187 (ii) include as part of the application described in Subsection (2)(a) a statement that certifies:
- 189 (A) the date the part-year residential property became residential property;
- 190 (B) that the part-year residential property will be used as residential property for 183 or more
consecutive calendar days during the calendar year for which the owner seeks to obtain the
residential exemption; and

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- 193 (C) that the owner, or a member of the owner's household, may not claim a residential exemption for
any property for the calendar year for which the owner seeks to obtain the residential exemption,
other than the part-year residential property, or as allowed under Section 59-2-103 with respect to
the primary residence or household furnishings, furniture, and equipment of the owner's tenant.
- 199 (b) If an owner files an application under this Subsection (3) on or after May 1 of the calendar year for
which the owner seeks to obtain the residential exemption, the county board of equalization may
require the owner to pay an application fee not to exceed \$50.
- 203 (4) Before a county allows residential property described in Subsection 59-2-102(35)(b)(ii) a residential
exemption authorized under Section 59-2-103, an owner of the residential property shall file with
the county assessor a written declaration that:
- 206 (a) states under penalty of perjury that, to the best of each owner's knowledge, upon completion of
construction or occupancy of the residential property, the residential property will be used for
residential purposes as a primary residence;
- 209 (b) is signed by each owner of the residential property; and
- 210 (c) is on a form approved by the commission.
- 211 (5)
- (a) Before a county allows residential property described in Subsection 59-2-103(6)(b) a residential
exemption authorized under Section 59-2-103, an owner of the residential property shall file with
the county assessor a written declaration that:
- 214 (i) states under penalty of perjury that, to the best of each owner's knowledge, the residential
property will be used for residential purposes as a primary residence of a tenant;
- 217 (ii) is signed by each owner of the residential property; and
- 218 (iii) is on a form approved by the commission.
- 219 (b)
- (i)
- (A) In addition to the declaration, a county assessor may request from an owner a current lease
agreement signed by the tenant.
- 221 (B) If the lease agreement is insufficient for a county assessor to make a determination about
eligibility for a residential exemption, a county assessor may request a copy of the real estate
insurance policy for the property.

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

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

229 (6)

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

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

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

237 (b)

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

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

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

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

249 (i) on a form provided by the county board of equalization; and

250 (ii) notifying the county board of equalization that the property owner no longer qualifies to receive a residential exemption authorized under Section 59-2-103 for the property owner's primary residence; and

253 (b) declare on the property owner's individual income tax return under Chapter 10, Individual Income Tax Act, for the taxable year for which the property owner no longer qualifies to receive

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a residential exemption authorized under Section 59-2-103 for the property owner's primary residence, that the property owner no longer qualifies to receive a residential exemption authorized under Section 59-2-103 for the property owner's primary residence.

- 259 (8) A property owner is not required to file a written statement or make the declaration described in
Subsection (7) if the property owner:
- 261 (a) changes primary residences;
- 262 (b) qualified to receive a residential exemption authorized under Section 59-2-103 for the residence that
was the property owner's former primary residence; and
- 264 (c) qualifies to receive a residential exemption authorized under Section 59-2-103 for the residence that
is the property owner's current primary residence.
- 266 (9) Subsections (2) through (8) do not apply to qualifying exempt primary residential rental personal
property.
- 268 (10)
- (a) ~~[Subject to Subsection (11), for]~~ For the first calendar year in which a property owner qualifies to
receive a residential exemption under Section 59-2-103, a county assessor may require the property
owner to file a signed statement described in Section 59-2-306.
- 272 (b) ~~[Subject to Subsection (11) and notwithstanding]~~ Notwithstanding Section 59-2-306, for a calendar
year after the calendar year described in Subsection (10)(a) in which a property owner qualifies for
an exemption authorized under Section 59-2-1115 for qualifying exempt primary residential rental
personal property, a signed statement described in Section 59-2-306 with respect to the qualifying
exempt primary residential rental personal property may only require the property owner to certify,
under penalty of perjury, that the property owner qualifies for the exemption authorized under
Section 59-2-1115.
- 280 ~~[(11)~~
- (a) ~~After an ownership interest in residential property changes, the county assessor shall:]~~
- 282 ~~[(i) notify the owner of the residential property that the owner is required to submit a written
declaration described in Subsection (11)(d) within 90 days after the day on which the county
assessor mails the notice under this Subsection (11)(a); and]~~
- 285 ~~[(ii) provide the owner of the residential property with the form described in Subsection (11)(e) to
make the written declaration described in Subsection (11)(d).]~~
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[~~(b) A county assessor is not required to provide a notice to an owner of residential property under Subsection (11)(a) if the situs address of the residential property is the same as any one of the following:~~]

290 [~~(i) the mailing address of the residential property owner or the tenant of the residential property;~~]

292 [~~(ii) the address listed on the:~~]

293 [~~(A) residential property owner's driver license; or~~]

294 [~~(B) tenant of the residential property's driver license; or~~]

295 [~~(iii) the address listed on the:~~]

296 [~~(A) residential property owner's voter registration; or~~]

297 [~~(B) tenant of the residential property's voter registration.~~]

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

300 [~~(i) the owner is using a post office box or rural route box located in the county where the residential property is located; and~~]

302 [~~(ii) the residential property is located in a county of the fourth, fifth, or sixth class.~~]

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

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

308 [~~(i) signed by the owner of the residential property; and~~]

309 [~~(ii) in substantially the following form:~~]

310 ~~"Residential Property Declaration~~

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

315 ~~Residential Property Owner Information~~

316 ~~Name(s): _____~~

317 ~~Home Phone: _____~~

318 ~~Work Phone: _____~~

319 ~~Mailing Address: _____~~

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Residential Property Information

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Physical Address: _____

Certification

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

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

Yes No

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

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

Yes No

If a property owner or a property owner's spouse claims a residential exemption under Utah Code Ann. §59-2-103 for property in this state that is the primary residence of the property owner or the property owner's spouse, that claim of a residential exemption shall be considered in determining whether the property owner and the property owner's spouse have domicile in Utah for income tax purposes.

Signature

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

_____(Owner signature) _____Date (mm/dd/yyyy)

_____(Owner printed name)]

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

[(g)

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

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

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- 352 ~~[(B) notify the claimant of the redetermination and the county's reason for the redetermination.]~~
- 354 ~~[(ii) The redetermination provided in Subsection (11)(g)(i)(A) is final unless:]~~
- 355 ~~[(A) except as provided in Subsection (11)(g)(iii), the property owner appeals the redetermination to the~~
~~board of equalization in accordance with Subsection 59-2-1004(2); or]~~
- 358 ~~[(B) the county determines that the property is eligible to receive a primary residential exemption as~~
~~part-year residential property:]~~
- 360 ~~[(iii) The board of equalization may not accept an appeal that is filed after the later of:]~~
- 361 ~~[(A) September 15 of the current calendar year; or]~~
- 362 ~~[(B) the last day of the 45-day period beginning on the day on which the county auditor provides the~~
~~notice under Section 59-2-919.1.]~~
- 364 ~~[(h)~~
- ~~(i) If a residential property owner fails to file a written declaration required by Subsection (11)(d), the~~
~~county assessor shall mail to the owner of the residential property a notice that:]~~
- 367 ~~[(A) the property owner failed to file a written declaration as required by Subsection (11)(d); and]~~
- 369 ~~[(B) the property owner will no longer qualify to receive the residential exemption authorized under~~
~~Section 59-2-103 for the property that is the subject of the written declaration if the property~~
~~owner does not file the written declaration required by Subsection (11)(d) within 30 days after~~
~~the day on which the county assessor mails the notice under this Subsection (11)(h)(i).]~~
- 374 ~~[(ii) If a property owner fails to file a written declaration required by Subsection (11)(d) after receiving~~
~~the notice described in Subsection (11)(h)(i), the property owner no longer qualifies to receive the~~
~~residential exemption authorized under Section 59-2-103 in the calendar year for the property that is~~
~~the subject of the written declaration unless:]~~
- 379 ~~[(A) except as provided in Subsection (11)(h)(iii), the property owner appeals the redetermination to the~~
~~board of equalization in accordance with Subsection 59-2-1004(2); or]~~
- 382 ~~[(B) the county determines that the property is eligible to receive a primary residential exemption as~~
~~part-year residential property:]~~
- 384 ~~[(iii) The board of equalization may not accept an appeal that is filed after the later of:]~~
- 385 ~~[(A) September 15 of the current calendar year; or]~~
- 386 ~~[(B) the last day of the 45-day period beginning on the day on which the county auditor provides the~~
~~notice under Section 59-2-919.1.]~~
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[~~(iv) A property owner that is disqualified to receive the residential exemption under Subsection (11)(h) (ii) may file an application described in Subsection (1) to determine whether the owner is eligible to receive the residential exemption.~~]

391 [(i) ~~The requirements of this Subsection (11) do not apply to a county assessor in a county that adopts and enforces an ordinance described in Subsection (1).~~]

393 ~~{Section 5. Section 59-2-917 is amended to read: }~~

394 **59-2-917. Use of funds.**

395 (1) The money raised by the levy imposed by Section 59-2-916 may be used for development purposes as provided in Section 59-2-916 or the governing body of any taxing entity may make contributions to the extent of the fund raised by the tax, to any state or government agency which has been organized for that public purpose and is engaged in the development.

400 (2) Notwithstanding any other provision of law, beginning May 6, 2026, a taxing entity may not deposit property tax revenue into a reserve fund for capital improvement projects.

403 ~~{Section 6. Section 59-2-919 is amended to read: }~~

404 **59-2-919. Notice and public hearing requirements for certain tax increases -- Exceptions -- Audit.**

406 (1) As used in this section:

407 (a) "Additional ad valorem tax revenue" means ad valorem property tax revenue generated by the portion of the tax rate that exceeds the taxing entity's certified tax rate.

410 (b) "Ad valorem tax revenue" means ad valorem property tax revenue not including revenue from:

412 (i) eligible new growth; or

413 (ii) personal property that is:

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

416 (B) semiconductor manufacturing equipment.

417 (c) "Base year" means a taxing entity's fiscal year that immediately precedes the fiscal year in which the taxing entity first adopted a budget below last year's property tax budgeted revenue.

420 (d) "Base year budgeted revenue" means the property tax budgeted revenue, excluding eligible new growth, for the base year.

422 (e) "Calendar year taxing entity" means a taxing entity that operates under a fiscal year that begins on January 1 and ends on December 31.

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- 427 (f) "County executive calendar year taxing entity" means a calendar year taxing entity that operates
under the county executive-council form of government described in Section 17-62-203.
- 430 (g) "Current calendar year" means the calendar year immediately preceding the calendar year for which
431 a calendar year taxing entity seeks to levy a tax rate that exceeds the calendar year taxing entity's
certified tax rate.
- 433 (h) "Eligible new growth" means the same as that term is defined in Section 59-2-924.
- 434 (i) "Fiscal year taxing entity" means a taxing entity that operates under a fiscal year that begins on July
1 and ends on June 30.
- 435 (j) "Meeting" means the same as that term is defined in Section 52-4-103.
- 436 (k) "Last year's property tax budgeted revenue" does not include:
- 437 (i) revenue received by a taxing entity from a debt service levy voted on by the public;
- 438 (ii) revenue generated by the combined basic rate as defined in Section 53F-2-301; or
- 439 (iii) revenue generated by the charter school levy described in Section 53F-2-703.
- 440 (l) "Truth-in-taxation exemption period" means a six-year period that begins with the base year.
- 441 (2) Except as provided in Subsection (11), a taxing entity may not levy a tax rate that exceeds the taxing
entity's certified tax rate unless the taxing entity meets:
- 442 (a) the requirements of this section that apply to the taxing entity; and
- 443 (b) all other requirements as may be required by law.
- 444 (3)
- 445 (a) Subject to Subsection (3)(b) and except as provided in [~~Subsection~~] Subsections (5) and (12), a
calendar year taxing entity may levy a tax rate that exceeds the calendar year taxing entity's certified
tax rate if the calendar year taxing entity:
- 446 (i) 14 or more days before the date of the regular general election or municipal general election held
in the current calendar year, states at a public meeting:
- 447 (A) that the calendar year taxing entity intends to levy a tax rate that exceeds the calendar year taxing
entity's certified tax rate;
- 448 (B) the dollar amount of and purpose for additional ad valorem tax revenue that would be generated by
the proposed increase in the certified tax rate; and
- 449 (C) the approximate percentage increase in ad valorem tax revenue for the taxing entity based on the
proposed increase described in Subsection (3)(a)(i)(B);
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- (ii) provides notice for the public meeting described in Subsection (3)(a)(i) in accordance with Title 52, Chapter 4, Open and Public Meetings Act, including providing a separate item on the meeting agenda that notifies the public that the calendar year taxing entity intends to make the statement described in Subsection (3)(a)(i);
- 460 (iii) meets the advertisement requirements of Subsections (6) and (7) before the calendar year taxing entity conducts the public hearing required by Subsection (3)(a)(v);
- 463 (iv) provides notice by mail:
- 464 (A) seven or more days before the regular general election or municipal general election held in the current calendar year; and
- 466 (B) as provided in Subsection (3)(c); and
- 467 (v) conducts a public hearing that is held:
- 468 (A) in accordance with Subsections (8) and (9); and
- 469 (B) in conjunction with the public hearing required by Section 17-63-304 or 17B-1-610.
- 471 (b)
- (i) For a county executive calendar year taxing entity, the statement described in Subsection (3)(a)(i) shall be made by the:
- 473 (A) county council;
- 474 (B) county executive; or
- 475 (C) both the county council and county executive.
- 476 (ii) If the county council makes the statement described in Subsection (3)(a)(i) or the county council states a dollar amount of additional ad valorem tax revenue that is greater than the amount of additional ad valorem tax revenue previously stated by the county executive in accordance with Subsection (3)(a)(i), the county executive calendar year taxing entity shall:
- 481 (A) make the statement described in Subsection (3)(a)(i) 14 or more days before the county executive calendar year taxing entity conducts the public hearing under Subsection (3)(a)(v); and
- 484 (B) provide the notice required by Subsection (3)(a)(iv) 14 or more days before the county executive calendar year taxing entity conducts the public hearing required by Subsection (3)(a)(v).
- 487 (c) The notice described in Subsection (3)(a)(iv):
- 488 (i) shall be mailed to each owner of property:
- 489 (A) within the calendar year taxing entity; and
- 490 (B) listed on the assessment roll;

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- 491 (ii) shall be printed on a separate form that:
- 492 (A) is developed by the commission;
- 493 (B) states at the top of the form, in bold upper-case type no smaller than 18 point "NOTICE OF
PROPOSED TAX INCREASE"; and
- 495 (C) may be mailed with the notice required by Section 59-2-1317;
- 496 (iii) shall contain for each property described in Subsection (3)(c)(i):
- 497 (A) the value of the property for the current calendar year;
- 498 (B) the tax on the property for the current calendar year; and
- 499 (C) subject to Subsection (3)(d), for the calendar year for which the calendar year taxing entity seeks to
levy a tax rate that exceeds the calendar year taxing entity's certified tax rate, the estimated tax on
the property;
- 502 (iv) shall contain the following statement:
- 503 "[Insert name of taxing entity] is proposing a tax increase for [insert applicable calendar year].
This notice contains estimates of the tax on your property and the proposed tax increase on your
property as a result of this tax increase. These estimates are calculated on the basis of [insert
previous applicable calendar year] data. The actual tax on your property and proposed tax increase
on your property may vary from this estimate.";
- 508 (v) shall state the dollar amount of additional ad valorem tax revenue that would be generated each year
by the proposed increase in the certified tax rate;
- 510 (vi) shall include a brief statement of the primary purpose for the proposed tax increase, including the
taxing entity's intended use of additional ad valorem tax revenue described in Subsection (3)(c)(v);
- 513 (vii) shall state the date, time, and place of the public hearing described in Subsection (3)(a)(v);
- 515 (viii) shall state the Internet address for the taxing entity's public website;
- 516 (ix) may contain other information approved by the commission; and
- 517 (x) if sent in calendar year 2024, 2025, or 2026, shall contain:
- 518 (A) notice that the taxpayer may request electronic notice as described in Subsection 17-71-302(1)(m);
and
- 520 (B) instructions describing how to elect to receive a notice as described in Subsection 17-71-302(1)(m).
- 522 (d) For purposes of Subsection (3)(c)(iii)(C), a calendar year taxing entity shall calculate the estimated
tax on property on the basis of:
- 524 (i) data for the current calendar year; and

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- 525 (ii) the amount of additional ad valorem tax revenue stated in accordance with this section.
- 527 (4) Except as provided in [~~Subsection~~] Subsections (5) and (12), a fiscal year taxing entity may levy a tax rate that exceeds the fiscal year taxing entity's certified tax rate if the fiscal year taxing entity:
- 530 (a) provides notice by meeting the advertisement requirements of Subsections (6) and (7) before the fiscal year taxing entity conducts the public meeting at which the fiscal year taxing entity's annual budget is adopted; and
- 533 (b) conducts a public hearing in accordance with Subsections (8) and (9) before the fiscal year taxing entity's annual budget is adopted.
- 535 (5)
- (a) A taxing entity is not required to meet the notice or public hearing requirements of Subsection (3) or (4) if the taxing entity is expressly exempted by law from complying with the requirements of this section.
- 538 (b) A taxing entity is not required to meet the notice requirements of Subsection (3) or (4) if:
- 540 (i) Section 53F-8-301 allows the taxing entity to levy a tax rate that exceeds that certified tax rate without having to comply with the notice provisions of this section; or
- 543 (ii) the taxing entity:
- 544 (A) budgeted less than \$20,000 in ad valorem tax revenue for the previous fiscal year; and
- 546 (B) sets a budget during the current fiscal year of less than \$20,000 of ad valorem tax revenue.
- 548 (6)
- (a) Before holding the public hearing described in Subsection (3)(a)(v) or (4)(b), a taxing entity proposing a tax rate increase under this section shall publish an advertisement regarding the proposed tax increase:
- 551 (i) electronically in accordance with Section 45-1-101; and
- 552 (ii) as a class A notice under Section 63G-30-102.
- 553 (b) The advertisement described in Subsection (6)(a) shall:
- 554 (i) be published for at least 14 days before the day on which the taxing entity conducts the public hearing described in Subsection (3)(a)(v) or (4)(b); and
- 556 (ii) substantially be in the following form and content:
- 557 "NOTICE OF PROPOSED TAX INCREASE
- 558 (NAME OF TAXING ENTITY)
- 559 The (name of the taxing entity) is proposing to increase its property tax revenue.

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(a)

(i) On or before June 1, a fiscal year taxing entity shall notify the commission and the county auditor of the date, time, and place of the public hearing described in Subsection (4)(b).

596 (ii) On or before October 1 of the current calendar year, a calendar year taxing entity shall notify the commission and the county auditor of the date, time, and place of the public hearing described in Subsection (3)(a)(v).

599 (b)

(i) A public hearing described in Subsection (3)(a)(v) or (4)(b) shall be:

600 (A) open to the public;

601 (B) held at a meeting of the taxing entity with no items on the agenda other than discussion and action on the taxing entity's intent to levy a tax rate that exceeds the taxing entity's certified tax rate, the taxing entity's budget, a special district's or special service district's fee implementation or increase, or a combination of these items; and

606 (C) available for individuals to attend or participate either in person or remotely through electronic means.

608 (ii) The governing body of a taxing entity conducting a public hearing described in Subsection (3)(a)(v) or (4)(b) shall:

610 (A) state the dollar amount of additional ad valorem tax revenue that would be generated each year by the proposed increase in the certified tax rate;

612 (B) explain the reasons for the proposed tax increase, including the taxing entity's intended use of additional ad valorem tax revenue described in Subsection (8)(b)(ii)(A);

615 (C) if the county auditor compiles the list required by Section 59-2-919.2, present the list at the public hearing and make the list available on the taxing entity's public website; and

618 (D) provide an interested party desiring to be heard an opportunity to present oral testimony within reasonable time limits and without unreasonable restriction on the number of individuals allowed to make public comment.

621 (c)

(i) Except as provided in Subsection (8)(c)(ii), a taxing entity may not schedule a public hearing described in Subsection (3)(a)(v) or (4)(b) at the same time as the public hearing of another overlapping taxing entity in the same county.

624

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- 627 (ii) The taxing entities in which the power to set tax levies is vested in the same governing board or authority may consolidate the public hearings described in Subsection (3)(a)(v) or (4)(b) into one public hearing.
- 629 (d) The county auditor shall resolve any conflict in public hearing dates and times after consultation with each affected taxing entity.
- 631 (e)
- (i) A taxing entity shall hold a public hearing described in Subsection (3)(a)(v) or (4)(b) beginning at or after 6 p.m.
- (ii) If a taxing entity holds a public meeting for the purpose of addressing general business of the taxing entity on the same date as a public hearing described in Subsection (3)(a)(v) or (4)(b), the public meeting addressing general business items shall conclude before the beginning of the public hearing described in Subsection (3)(a)(v) or (4)(b).
- 636 (f)
- (i) Except as provided in Subsection (8)(f)(ii), a taxing entity may not hold the public hearing described in Subsection (3)(a)(v) or (4)(b) on the same date as another public hearing of the taxing entity.
- 639 (ii) A taxing entity may hold the following hearings on the same date as a public hearing described in Subsection (3)(a)(v) or (4)(b):
- 641 (A) a budget hearing;
- 642 (B) if the taxing entity is a special district or a special service district, a fee hearing described in Section 17B-1-643;
- 644 (C) if the taxing entity is a town, an enterprise fund hearing described in Section 10-5-107.5; or
- 646 (D) if the taxing entity is a city, an enterprise fund hearing described in Section 10-6-135.5.
- 648 (9)
- (a) If a taxing entity does not make a final decision on budgeting additional ad valorem tax revenue at a public hearing described in Subsection (3)(a)(v) or (4)(b), the taxing entity shall:
- 651 (i) announce at that public hearing the scheduled time and place of the next public meeting at which the taxing entity will consider budgeting the additional ad valorem tax revenue; and
- 654 (ii) if the taxing entity is a fiscal year taxing entity, hold the public meeting described in Subsection (9)(a)(i) before September 1.
- 656

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- (b) A calendar year taxing entity may not adopt a final budget that budgets an amount of additional ad valorem tax revenue that exceeds the largest amount of additional ad valorem tax revenue stated at a public meeting under Subsection (3)(a)(i).
- 659 (c) A public hearing on levying a tax rate that exceeds a fiscal year taxing entity's certified tax rate may
662 coincide with a public hearing on the fiscal year taxing entity's proposed annual budget.
(10)
- (a) A county auditor may conduct an audit to verify a taxing entity's compliance with Subsection (8).
- 664 (b) If the county auditor, after completing an audit, finds that a taxing entity has failed to meet the
requirements of Subsection (8), the county auditor shall prepare and submit a report of the auditor's
findings to the commission.
- 667 (c) The commission may not certify a tax rate that exceeds a taxing entity's certified tax rate if, on or
before September 15 of the year in which the taxing entity is required to hold the public hearing
described in Subsection (3)(a)(v) or (4)(b), the commission determines that the taxing entity has
failed to meet the requirements of Subsection (8).
- 671 (11) For a fiscal year within a truth-in-taxation exemption period, a taxing entity may adopt a budget
that is equal to or less than the base year budgeted revenue without complying with this section.
- 674 (12)
- (a) Except as provided in Subsection (12)(b), a taxing entity may not adopt a final budget that budgets
an amount of additional ad valorem tax revenue that exceeds 5% of last year's property tax budgeted
revenue, excluding eligible new growth.
- 677 (b) The prohibition in Subsection (12)(a) does not apply to a taxing entity that:
- 678 (i) is a school district; and
- 679 (ii) receives state support in accordance with Section 53F-2-601.

428 Section 5. Section **59-2-924** is amended to read:

429 **59-2-924. Definitions -- Report of valuation of property to county auditor and commission**
-- Transmittal by auditor to governing bodies -- Calculation of certified tax rate -- Rulemaking
authority -- Adoption of tentative budget -- Notice provided by the commission.

685 (1) As used in this section:

686 ~~(a)~~

~~(i)~~

434 (a)

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- 688 (i) "Ad valorem property tax revenue" means revenue collected in accordance with this chapter.
- 689 (ii) "Ad valorem property tax revenue" does not include:
- 690 (A) interest;
- 691 (B) penalties;
- 692 (C) collections from redemptions; or
- 693 (D) revenue received by a taxing entity from personal property that is semiconductor manufacturing equipment assessed by a county assessor in accordance with Part 3, County Assessment.
- 695 (b) "Adjusted tax increment" means the same as that term is defined in Section 17C-1-102.
- 697 (c)
- 698 (i) "Aggregate taxable value of all property taxed" means:
- 699 (A) the aggregate taxable value of all real property a county assessor assesses in accordance with Part 3, County Assessment, for the current year;
- 700 (B) the aggregate taxable value of all real and personal property the commission assesses in accordance with Part 2, Assessment of Property, for the current year; and
- 703 (C) the aggregate year end taxable value of all personal property a county assessor assesses in accordance with Part 3, County Assessment, contained on the prior year's tax rolls of the taxing entity.
- 706 (ii) "Aggregate taxable value of all property taxed" does not include the aggregate year end taxable value of personal property that is:
- 708 (A) semiconductor manufacturing equipment assessed by a county assessor in accordance with Part 3, County Assessment; and
- 710 (B) contained on the prior year's tax rolls of the taxing entity.
- 711 (d) "Base taxable value" means:
- 712 (i) for an authority created under Section 11-58-201, the same as that term is defined in Section 11-58-102;
- 714 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201, the same as that term is defined in Section 11-59-207;
- 716 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section 11-70-201, the same as that term is defined in Section 11-70-101;
- 718 (iv) for an agency created under Section 17C-1-201.5, the same as that term is defined in Section 17C-1-102;

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- 720 (v) for an authority created under Section 63H-1-201, the same as that term is defined in Section
63H-1-102;
- 722 (vi) for a host local government, the same as that term is defined in Section 63N-2-502;
- 724 (vii) for a housing and transit reinvestment zone or convention center reinvestment zone created under
Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, the same as that term is
defined in Section 63N-3-602;
- 727 (viii) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5, Home
Ownership Promotion Zone for Municipalities, or Title 17, Chapter 80, Part 5, Home Ownership
Promotion Zone, a property's taxable value as shown upon the assessment roll last equalized during
the base year, as that term is defined in Section 10-21-101 or Section 17-80-101;
- 732 (ix) for a first home investment zone created under Title 63N, Chapter 3, Part 16, First Home
Investment Zone Act, a property's taxable value as shown upon the assessment roll last equalized
during the base year, as that term is defined in Section 63N-3-1601;
- 736 (x) for a major sporting event venue zone created under Title 63N, Chapter 3, Part 17, Major Sporting
Event Venue Zone Act, a property's taxable value as shown upon the assessment roll last equalized
during the property tax base year, as that term is defined in Section 63N-3-1701; or
- 740 (xi) for an electrical energy development zone created under Section 79-6-1104, the value of the
property within an electrical energy development zone, as shown on the assessment roll last
equalized before the creation of the electrical development zone, as that term is defined in Section
79-6-1104.
- 492 (e) "Building area" means the total floor area of a structure measured from the exterior dimensions of
the structure's enclosing walls, including each level of finished or unfinished space designed for
occupancy or use.
- 744 [(e)] (f) "Centrally assessed benchmark value" means an amount equal to the average year end taxable
value of real and personal property the commission assesses in accordance with Part 2, Assessment
of Property, for the previous three calendar years, adjusted for taxable value attributable to:
- 748 (i) an annexation to a taxing entity;
- 749 (ii) an incorrect allocation of taxable value of real or personal property the commission assesses in
accordance with Part 2, Assessment of Property; or
- 751 (iii) a change in value as a result of a change in the method of apportioning the value prescribed by the
Legislature, a court, or the commission in an administrative rule or administrative order.

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- 754 ~~(f)~~ (g) "Centrally assessed industry" means the following industry classes the commission assesses in
accordance with Part 2, Assessment of Property:
- 756 (i) air carrier;
- 757 (ii) coal;
- 758 (iii) coal load out property;
- 759 (iv) electric generation;
- 760 (v) electric rural;
- 761 (vi) electric utility;
- 762 (vii) gas utility;
- 763 (viii) ground access property;
- 764 (ix) land only property;
- 765 (x) liquid pipeline;
- 766 (xi) metalliferous mining;
- 767 (xii) nonmetalliferous mining;
- 768 (xiii) oil and gas gathering;
- 769 (xiv) oil and gas production;
- 770 (xv) oil and gas water disposal;
- 771 (xvi) railroad;
- 772 (xvii) sand and gravel; and
- 773 (xviii) uranium.
- 774 ~~(g)~~ (h)
- (i) "Centrally assessed new growth" means the greater of:
- 775 (A) for each centrally assessed industry, zero; or
- 776 (B) the amount calculated by subtracting the centrally assessed benchmark value for each centrally
assessed industry, adjusted for prior year end incremental value, from the taxable value of
real and personal property the commission assesses in accordance with Part 2, Assessment of
Property, for each centrally assessed industry for the current year, adjusted for current year
incremental value.
- 782 (ii) "Centrally assessed new growth" does not include a change in value for a centrally assessed industry
as a result of a change in the method of apportioning the value prescribed by the Legislature, a court,
or the commission in an administrative rule or administrative order.

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- 786 ~~[(h)]~~ (i) "Certified tax rate" means a tax rate that will provide the same ad valorem property tax revenue
for a taxing entity as was budgeted by that taxing entity for the prior year.
- 788 ~~[(h)]~~ (j) "Community reinvestment agency" means the same as that term is defined in Section
17C-1-102.
- 790 ~~[(j)]~~ (k) "Eligible new growth" means the greater of:
- 791 (i) zero; or
- 792 (ii) the sum of:
- 793 (A) locally assessed new growth;
- 794 (B) centrally assessed new growth; and
- 795 (C) project area new growth or hotel property new growth.
- 796 ~~[(k)]~~ (l) "Host local government" means the same as that term is defined in Section 63N-2-502.
- 798 ~~[(h)]~~ (m) "Hotel property" means the same as that term is defined in Section 63N-2-502.
- 799 ~~[(m)]~~ (n) "Hotel property new growth" means an amount equal to the incremental value that is no longer
provided to a host local government as incremental property tax revenue.
- 801 ~~[(n)]~~ (o) "Incremental property tax revenue" means the same as that term is defined in Section
63N-2-502.
- 803 ~~[(o)]~~ (p) "Incremental value" means:
- 804 (i) for an authority created under Section 11-58-201, the amount calculated by multiplying:
- 806 (A) the difference between the taxable value and the base taxable value of the property that is located
within a project area and on which property tax differential is collected; and
- 809 (B) the number that represents the percentage of the property tax differential that is paid to the
authority;
- 811 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201, an amount
calculated by multiplying:
- 813 (A) the difference between the current assessed value of the property and the base taxable value; and
- 815 (B) the number that represents the percentage of the property tax augmentation, as defined in Section
11-59-207, that is paid to the Point of the Mountain State Land Authority;
- 818 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section 11-70-201, the
amount calculated by multiplying:
- 820 (A) the difference between the taxable value for the current year and the base taxable value of the
property that is located within a project area; and

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- 822 (B) the number that represents the percentage of enhanced property tax revenue, as defined in Section
11-70-101;
- 824 (iv) for an agency created under Section 17C-1-201.5, the amount calculated by multiplying:
- 826 (A) the difference between the taxable value and the base taxable value of the property located within a
project area and on which tax increment is collected; and
- 829 (B) the number that represents the adjusted tax increment from that project area that is paid to the
agency;
- 831 (v) for an authority created under Section 63H-1-201, the amount calculated by multiplying:
- 833 (A) the difference between the taxable value and the base taxable value of the property located within a
project area and on which property tax allocation is collected; and
- 836 (B) the number that represents the percentage of the property tax allocation from that project area that is
paid to the authority;
- 838 (vi) for a housing and transit reinvestment zone or convention center reinvestment zone created in
accordance with Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, an
amount calculated by multiplying:
- 841 (A) the difference between the taxable value and the base taxable value of the property that is located
within a housing and transit reinvestment zone or convention center reinvestment zone and on which
tax increment is collected; and
- 845 (B) the number that represents the percentage of the tax increment that is paid to the housing and transit
reinvestment zone or convention center reinvestment zone;
- 848 (vii) for a host local government, an amount calculated by multiplying:
- 849 (A) the difference between the taxable value and the base taxable value of the hotel property on which
incremental property tax revenue is collected; and
- 851 (B) the number that represents the percentage of the incremental property tax revenue from that hotel
property that is paid to the host local government;
- 853 (viii) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5, Home
Ownership Promotion Zone for Municipalities, or Title 17, Chapter 80, Part 5, Home Ownership
Promotion Zone, an amount calculated by multiplying:
- 856 (A) the difference between the taxable value and the base taxable value of the property that is located
within a home ownership promotion zone and on which tax increment is collected; and
- 859

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- (B) the number that represents the percentage of the tax increment that is paid to the home ownership promotion zone;
- 861 (ix) for a first home investment zone created in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act, an amount calculated by multiplying:
- 863 (A) the difference between the taxable value and the base taxable value of the property that is located within a first home investment zone and on which tax increment is collected; and
- 866 (B) the number that represents the percentage of the tax increment that is paid to the first home investment zone;
- 868 (x) for a major sporting event venue zone created pursuant to Title 63N, Chapter 3, Part 17, Major Sporting Event Venue Zone Act, an amount calculated by multiplying:
- 871 (A) the difference between the taxable value and the base taxable value of the property located within a qualified development zone for a major sporting event venue zone and upon which property tax increment is collected; and
- 874 (B) the number that represents the percentage of tax increment that is paid to the major sporting event venue zone, as approved by a major sporting event venue zone committee described in Section 63N-1a-1706; or
- 877 (xi) for an electrical energy development zone created under Section 79-6-1104, the amount calculated by multiplying:
- 879 (A) the difference between the taxable value and the base taxable value of the property that is located within the electrical energy developmental zone; and
- 881 (B) the number that represents the percentage of the tax increment that is paid to a community reinvestment agency and the Electrical Energy Development Investment Fund created in Section 79-6-1105.
- 884 ~~(p)~~ (q)
- (i) "Locally assessed new growth" means the greater of:
- 885 (A) zero; or
- 886 (B) subject to Subsection (10), the amount calculated by subtracting the year end taxable value of real property the county assessor assesses in accordance with Part 3, County Assessment, for the previous year, adjusted for prior year end incremental value from the taxable value of real property the county assessor assesses in accordance with Part 3, County Assessment, for the current year, adjusted for current year incremental value, minus any change in {value} taxable

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value attributable to {real property, as a result of} physical improvements{-} to an existing structure or the construction of a new structure that {is less than 200% higher than the} does not add new building area related to residential or commercial use, and excluding any increase in taxable value {of the real property for} for property that was assessed in the previous year{-} subject to Subsection (10)} as partially completed new growth.

- 894 (ii) "Locally assessed new growth" does not include a change in:
- 895 (A) value as a result of factoring in accordance with Section 59-2-704, reappraisal, or another adjustment;
- 897 (B) assessed value based on whether a property is allowed a residential exemption for a primary residence under Section 59-2-103;
- 899 (C) assessed value based on whether a property is assessed under Part 5, Farmland Assessment Act; or
- 901 (D) assessed value based on whether a property is assessed under Part 17, Urban Farming Assessment Act.
- 903 ~~(q)~~ (r) "Project area" means:
- 904 (i) for an authority created under Section 11-58-201, the same as that term is defined in Section 11-58-102;
- 906 (ii) for the Utah Fairpark Area Investment and Restoration District created in Section 11-70-201, the same as that term is defined in Section 11-70-101;
- 908 (iii) for an agency created under Section 17C-1-201.5, the same as that term is defined in Section 17C-1-102;
- 910 (iv) for an authority created under Section 63H-1-201, the same as that term is defined in Section 63H-1-102;
- 912 (v) for a housing and transit reinvestment zone or convention center reinvestment zone created under Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, the same as that term is defined in Section 63N-3-602;
- 915 (vi) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter 80, Part 5, Home Ownership Promotion Zone, the same as that term is defined in Section 10-21-101 or Section 17-80-101;
- 919 (vii) for a first home investment zone created under Title 63N, Chapter 3, Part 16, First Home Investment Zone Act, the same as that term is defined in Section 63N-3-1601; or
- 922

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(viii) for a major sporting event venue zone established under Title 63N, Chapter 3, Part 17, Major Sporting Event Venue Zone Act, the qualified development zone, as defined in Section 63N-3-1701.

925 ~~[(†)]~~ (s)

(i) "Project area new growth" means:

926 ~~[(†)]~~ (A) for an authority created under Section 11-58-201, an amount equal to the incremental value that is no longer provided to an authority as property tax differential;

929 ~~[(†)]~~ (B) for the Point of the Mountain State Land Authority created in Section 11-59-201, an amount equal to the incremental value that is no longer provided to the Point of the Mountain State Land Authority as property tax augmentation, as defined in Section 11-59-207;

933 ~~[(†)]~~ (C) for the Utah Fairpark Area Investment and Restoration District created in Section 11-70-201, an amount equal to the incremental value that is no longer provided to the Utah Fairpark Area Investment and Restoration District;

936 ~~[(†)]~~ (D) for an agency created under Section 17C-1-201.5, an amount equal to the incremental value that is no longer provided to an agency as tax increment;

938 ~~[(†)]~~ (E) for an authority created under Section 63H-1-201, an amount equal to the incremental value that is no longer provided to an authority as property tax allocation;

941 ~~[(†)]~~ (F) for a housing and transit reinvestment zone or convention center reinvestment zone created under Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, an amount equal to the incremental value that is no longer provided to a housing and transit reinvestment zone or convention center reinvestment zone as tax increment;

946 ~~[(†)]~~ (G) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter 80, Part 5, Home Ownership Promotion Zone, an amount equal to the incremental value that is no longer provided to a home ownership promotion zone as tax increment;

951 ~~[(†)]~~ (H) for a first home investment zone created under Title 63N, Chapter 3, Part 16, First Home Investment Zone Act, an amount equal to the incremental value that is no longer provided to a first home investment zone as tax increment; or

955 ~~[(†)]~~ (I) for a major sporting event venue zone created under Title 63N, Chapter 3, Part 17, Major Sporting Event Venue Zone Act, an amount equal to the incremental value that is no longer provided to the creating entity of a major sporting event venue zone as property tax increment.

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(ii) "Project area new growth" does not include, for any entity { described in Subsections (1)(r)(i)(A) through (t) } listed under Subsection (1)(s)(i), tangible personal property.

961 (s) (t) "Project area incremental revenue" means the same as that term is defined in Section
17C-1-1001.

963 (t) (u) "Property tax allocation" means the same as that term is defined in Section 63H-1-102.

964 (tt) (v) "Property tax differential" means the same as that term is defined in Sections 11-58-102 and
79-6-1104.

966 (v) (w) "Tax increment" means:

967 (i) for a project created under Section 17C-1-201.5, the same as that term is defined in Section
17C-1-102;

969 (ii) for a housing and transit reinvestment zone or convention center reinvestment zone created under
Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, the same as the term
"property tax increment" is defined in Section 63N-3-602;

973 (iii) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5, Home Ownership
Promotion Zone for Municipalities, or Title 17, Chapter 80, Part 5, Home Ownership Promotion
Zone, the same as that term is defined in Section 10-21-101 or Section 17-80-101;

977 (iv) for a first home investment zone created under Title 63N, Chapter 3, Part 16, First Home
Investment Zone Act, the same as that term is defined in Section 63N-3-1601; or

980 (v) for a major sporting event venue zone created under Title 63N, Chapter 3, Part 17, Major Sporting
Event Venue Zone Act, property tax increment, as that term is defined in Section 63N-3-1701.

983 (2) Before June 1 of each year, each county assessor shall deliver to the county auditor and the
commission the following statements:

985 (a) a statement containing the aggregate valuation of all taxable real property a county assessor assesses
in accordance with Part 3, County Assessment, for each taxing entity; and

988 (b) a statement containing the taxable value of all personal property a county assessor assesses in
accordance with Part 3, County Assessment, from the prior year end values.

991 (3) The county auditor shall, on or before June 8, transmit to the governing body of each taxing entity:

993 (a) the statements described in Subsections (2)(a) and (b);

994 (b) an estimate of the revenue from personal property;

995 (c) the certified tax rate; and

996 (d) all forms necessary to submit a tax levy request.

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- 997 (4)
1000 (a)
1001 (i) Except as otherwise provided in this section and subject to Subsection (4)(a)(ii), the certified
tax rate shall be calculated by dividing the ad valorem property tax revenue that a taxing entity
budgeted for the prior year {~~minus any amount of interest the taxing entity earned or realized
on an investment during the current year;~~} by the amount calculated under Subsection (4)(b).
- 758 (ii) For a fiscal year beginning on or after July 1, 2031, the legislative body of a taxing entity that
is a city shall subtract any excess amount, as defined in Subsection 10-6-116(2), from the ad
valorem property tax revenue that the taxing entity budgeted for the prior year.
- 1002 (b) For purposes of Subsection (4)(a), the legislative body of a taxing entity shall calculate an amount as
follows:
- 1004 (i) calculate for the taxing entity the difference between:
- 1005 (A) the aggregate taxable value of all property taxed; and
- 1006 (B) any adjustments for current year incremental value;
- 1007 (ii) after making the calculation required by Subsection (4)(b)(i), calculate an amount determined by
increasing or decreasing the amount calculated under Subsection (4)(b)(i) by the average of the
percentage net change in the value of taxable property for the equalization period for the three
calendar years immediately preceding the current calendar year;
- 1012 (iii) after making the calculation required by Subsection (4)(b)(ii), calculate the product of:
- 1014 (A) the amount calculated under Subsection (4)(b)(ii); and
- 1015 (B) the percentage of property taxes collected for the five calendar years immediately preceding the
current calendar year; and
- 1017 (iv) after making the calculation required by Subsection (4)(b)(iii), calculate an amount determined by:
- 1019 (A) multiplying the percentage of property taxes collected for the five calendar years immediately
preceding the current calendar year by eligible new growth; and
- 1022 (B) subtracting the amount calculated under Subsection (4)(b)(iv)(A) from the amount calculated under
Subsection (4)(b)(iii).
- 1024 (5) A certified tax rate for a taxing entity described in this Subsection (5) shall be calculated as follows:
- 1026 (a) except as provided in Subsection (5)(b) or (c), for a new taxing entity, the certified tax rate is zero;
- 1028 (b) for a municipality incorporated on or after July 1, 1996, the certified tax rate is:
- 1029

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- 1032 (i) in a county of the first, second, or third class, the levy imposed for municipal-type services under Title 17, Chapter 78, Part 5, Provision of Municipal-Type Services to Unincorporated Areas; and
- 1035 (ii) in a county of the fourth, fifth, or sixth class, the levy imposed for general county purposes and such other levies imposed solely for the municipal-type services identified in Section 17-78-501 and Subsection 17-63-101(23);
- 1041 (c) for a community reinvestment agency that received all or a portion of a taxing entity's project area incremental revenue in the prior year under Title 17C, Chapter 1, Part 10, Agency Taxing Authority, the certified tax rate is calculated as described in Subsection (4) except that the commission shall treat the total revenue transferred to the community reinvestment agency as ad valorem property tax revenue that the taxing entity budgeted for the prior year; and
- 1044 (d) for debt service voted on by the public, the certified tax rate is the actual levy imposed by that section, except that a certified tax rate for the following levies shall be calculated in accordance with Section 59-2-913 and this section:
- 1045 (i) a school levy provided for under Section 53F-8-301, 53F-8-302, or 53F-8-303; and
- 1047 (ii) a levy to pay for the costs of state legislative mandates or judicial or administrative orders under Section 59-2-1602.
- 1050 (6)
- 1053 (a) A taxing entity may impose a judgment levy under Section 59-2-1328 or 59-2-1330 at a rate that is sufficient to generate only the revenue required to satisfy one or more eligible judgments.
- 1054 (b) The ad valorem property tax revenue generated by a judgment levy described in Subsection (6)(a) may not be considered in establishing a taxing entity's aggregate certified tax rate.
- 1057 (7)
- 1058 (a) For the purpose of calculating the certified tax rate, the county auditor shall use:
- 1059 (i) the taxable value of real property:
- 1060 (A) the county assessor assesses in accordance with Part 3, County Assessment; and
- 1061 (B) contained on the assessment roll;
- 1062 (ii) the year end taxable value of personal property:
- 1063 (A) a county assessor assesses in accordance with Part 3, County Assessment; and
- 1064 (B) contained on the prior year's assessment roll; and
- 1065 (iii) the taxable value of real and personal property the commission assesses in accordance with Part 2, Assessment of Property.

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- 1063 (b) For purposes of Subsection (7)(a), taxable value does not include eligible new growth.
1065 (8)
(a) On or before June 30 of each year, a taxing entity shall adopt a tentative budget.
1066 (b) If a taxing entity intends to exceed the certified tax rate, the taxing entity shall notify the county auditor of:
1068 (i) the taxing entity's intent to exceed the certified tax rate; and
1069 (ii) the amount by which the taxing entity proposes to exceed the certified tax rate.
1070 (c) The county auditor shall notify property owners of any intent to levy a tax rate that exceeds the certified tax rate in accordance with Sections 59-2-919 and 59-2-919.1.
1072 (9)
(a) Subject to Subsection (9)(d), the commission shall provide notice, through electronic means on or before July 31, to a taxing entity and the Revenue and Taxation Interim Committee if:
1075 (i) the amount calculated under Subsection (9)(b) is 10% or more of the year end taxable value of the real and personal property the commission assesses in accordance with Part 2, Assessment of Property, for the previous year, adjusted for prior year end incremental value; and
1079 (ii) the amount calculated under Subsection (9)(c) is 50% or more of the total year end taxable value of the real and personal property of a taxpayer the commission assesses in accordance with Part 2, Assessment of Property, for the previous year.
1082 (b) For purposes of Subsection (9)(a)(i), the commission shall calculate an amount by subtracting the taxable value of real and personal property the commission assesses in accordance with Part 2, Assessment of Property, for the current year, adjusted for current year incremental value, from the year end taxable value of the real and personal property the commission assesses in accordance with Part 2, Assessment of Property, for the previous year, adjusted for prior year end incremental value.
1088 (c) For purposes of Subsection (9)(a)(ii), the commission shall calculate an amount by subtracting the total taxable value of real and personal property of a taxpayer the commission assesses in accordance with Part 2, Assessment of Property, for the current year, from the total year end taxable value of the real and personal property of a taxpayer the commission assesses in accordance with Part 2, Assessment of Property, for the previous year.
1094 (d) The notification under Subsection (9)(a) shall include a list of taxpayers that meet the requirement under Subsection (9)(a)(ii).
1096

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(10) For purposes of { ~~determining locally assessed new growth under this section~~ } Subsection (1)(q) (i)(B), a { ~~taxing entity~~ } county assessor may not { ~~consider a change in value for real property as a result~~ } use permit value to determine the taxable value of construction in progress as of { ~~physical improvements until completion of the physical improvements.~~ } January 1.

858 Section 6. **Effective date.**

Effective Date.

- 1100 (1) Except as provided in Subsections (2) { ~~through (4)~~ } and (3), this bill takes effect on May 6, 2026.
- 1101 (2) The actions affecting Section 59-2-924 (Effective 06/01/26) take effect on June 1, 2026.
- 1102 { ~~(3) { The actions affecting Section 59-2-919 (Effective 07/01/26) take effect on July 1, 2026. } }~~
- 1103 (4){ (3) } The actions affecting Section 59-2-103.5 (Effective 01/01/27) take effect on January 1, 2027.

863 Section 7. **Coordinating S.B. 97 with S.B. 206.**

If S.B. 97, Tax Revenue Amendments, and S.B. 206, Tax Amendments, both pass and become law, the Legislature intends that, on May 6, 2026:

866 (1) Subsection 59-2-103(1)(d), enacted in S.B. 97, be amended to read:

867 "(d) "Program manager" means the same as that term is defined in Section 59-2-1601."; and

869 (2) Subsection 59-2-103(7)(b), enacted in S.B. 97, be amended to read:

870 "(b) If a property owner rebuts a presumption under this Subsection (7) in relation to property owned by a business entity, the county shall provide information regarding the property to the program manager for the purpose of assisting counties in identifying property owners who receive a residential exemption described in Subsection (3) in more than one county.".

3-2-26 9:59 AM