

Property Tax Act Modifications

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor:

LONG TITLE**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

59-2-507 (Effective 05/07/25) (Retrospective 01/01/25), as last amended by Laws of Utah 2015, Chapter 129

59-2-924 (Effective 05/07/25) (Retrospective 01/01/25), as last amended by Laws of Utah 2024, Chapter 258

32 **59-2-1006 (Effective 05/07/25) (Retrospective 01/01/25)**, as last amended by Laws of
33 Utah 2020, Chapter 86

34
35 *Be it enacted by the Legislature of the state of Utah:*

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

37 **59-2-103.5 (Effective 05/07/25) (Retrospective 01/01/25). Procedures to obtain**
38 **an exemption for residential property -- Procedure if property owner or property no**
39 **longer qualifies to receive a residential exemption.**

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

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

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

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

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

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

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

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

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

60 (c) For purposes of the application described in Subsection (1), a county may not request
61 information from an owner of a residential property beyond the information in the
62 form provided by the commission under this Subsection (2).

63 (3)(a) Regardless of whether a county legislative body adopts an ordinance described in
64 Subsection (1), before a county may apply a residential exemption to the value of
65 part-year residential property, an owner of the property shall:

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

- 100 (b)(i)(A) In addition to the declaration, a county assessor may request from an
 101 owner a current lease agreement signed by the tenant.
- 102 (B) If the lease agreement is insufficient for a county assessor to make a
 103 determination about eligibility for a residential exemption, a county assessor
 104 may request a copy of the real estate insurance policy for the property.
- 105 (C) If the real estate insurance policy is insufficient for a county assessor to make
 106 a determination about eligibility for a residential exemption, a county assessor
 107 may request a copy of a filing from the most recent federal tax return showing
 108 that the owner had profit or loss from the residential property as a rental.
- 109 (ii) A county assessor may not request information from an owner's tenant.
- 110 (6)(a) Except as provided in Subsection (6)(b), the county board of equalization may
 111 not accept from a property owner an application to receive a residential exemption
 112 authorized under Section 59-2-103 for the property owner's primary residence that is
 113 filed after the later of:
- 114 (i) September 15 of the calendar year for which the property owner seeks to receive
 115 the residential exemption; or
- 116 (ii) the last day of a 45-day period beginning on the day on which the county auditor
 117 provides the notice under Section 59-2-919.1.
- 118 (b)(i) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking
 119 Act, the commission may make rules providing for circumstances under which the
 120 county board of equalization is required to accept a property owner's application
 121 for a residential exemption authorized under Section 59-2-103 that is filed after
 122 the time period described in Subsection (6)(a).
- 123 (ii) The commission shall report to the Revenue and Taxation Interim Committee on
 124 any rules promulgated under this Subsection (6)(b).
- 125 ~~[(6)]~~ (7) Except as provided in Subsection ~~[(7)]~~ (8), if a property owner no longer qualifies to
 126 receive a residential exemption authorized under Section 59-2-103 for the property
 127 owner's primary residence, the property owner shall:
- 128 (a) file a written statement with the county board of equalization of the county in which
 129 the property is located:
- 130 (i) on a form provided by the county board of equalization; and
- 131 (ii) notifying the county board of equalization that the property owner no longer
 132 qualifies to receive a residential exemption authorized under Section 59-2-103 for
 133 the property owner's primary residence; and

134 (b) declare on the property owner's individual income tax return under Chapter 10,
 135 Individual Income Tax Act, for the taxable year for which the property owner no
 136 longer qualifies to receive a residential exemption authorized under Section 59-2-103
 137 for the property owner's primary residence, that the property owner no longer
 138 qualifies to receive a residential exemption authorized under Section 59-2-103 for the
 139 property owner's primary residence.

140 ~~[(7)]~~ (8) A property owner is not required to file a written statement or make the declaration
 141 described in Subsection ~~[(6)]~~ (7) if the property owner:

142 (a) changes primary residences;

143 (b) qualified to receive a residential exemption authorized under Section 59-2-103 for
 144 the residence that was the property owner's former primary residence; and

145 (c) qualifies to receive a residential exemption authorized under Section 59-2-103 for the
 146 residence that is the property owner's current primary residence.

147 ~~[(8)]~~ (9) Subsections (2) through ~~[(7)]~~ (8) do not apply to qualifying exempt primary
 148 residential rental personal property.

149 ~~[(9)]~~ (10)(a) Subject to Subsection ~~[(10)]~~ (11), for the first calendar year in which a
 150 property owner qualifies to receive a residential exemption under Section 59-2-103, a
 151 county assessor may require the property owner to file a signed statement described
 152 in Section 59-2-306.

153 (b) Subject to Subsection ~~[(10)]~~ (11) and notwithstanding Section 59-2-306, for a
 154 calendar year after the calendar year described in Subsection ~~[(9)(a)]~~ (10)(a) in which
 155 a property owner qualifies for an exemption authorized under Section 59-2-1115 for
 156 qualifying exempt primary residential rental personal property, a signed statement
 157 described in Section 59-2-306 with respect to the qualifying exempt primary
 158 residential rental personal property may only require the property owner to certify,
 159 under penalty of perjury, that the property owner qualifies for the exemption
 160 authorized under Section 59-2-1115.

161 ~~[(10)]~~ (11)(a) After an ownership interest in residential property changes, the county
 162 assessor shall:

163 (i) notify the owner of the residential property that the owner is required to submit a
 164 written declaration described in Subsection ~~[(10)(d)]~~ (11)(d) within 90 days after
 165 the day on which the county assessor mails the notice under this Subsection [
 166 ~~(10)(a)]~~ (11)(a); and

167 (ii) provide the owner of the residential property with the form described in

- 168 Subsection [(10)(e)] (11)(e) to make the written declaration described in
 169 Subsection [(10)(d)] (11)(d).
- 170 (b) A county assessor is not required to provide a notice to an owner of residential
 171 property under Subsection [(10)(a)] (11)(a) if the situs address of the residential
 172 property is the same as any one of the following:
- 173 (i) the mailing address of the residential property owner or the tenant of the
 174 residential property;
- 175 (ii) the address listed on the:
- 176 (A) residential property owner's driver license; or
 177 (B) tenant of the residential property's driver license; or
- 178 (iii) the address listed on the:
- 179 (A) residential property owner's voter registration; or
 180 (B) tenant of the residential property's voter registration.
- 181 (c) A county assessor is not required to provide a notice to an owner of residential
 182 property under Subsection [(10)(a)] (11)(a) if:
- 183 (i) the owner is using a post office box or rural route box located in the county where
 184 the residential property is located; and
- 185 (ii) the residential property is located in a county of the fourth, fifth, or sixth class.
- 186 (d) An owner of residential property that receives a notice described in Subsection [
 187 (10)(a)] (11)(a) shall submit a written declaration to the county assessor under penalty
 188 of perjury certifying the information contained in the form described in Subsection [
 189 (10)(e)] (11)(e).
- 190 (e) The written declaration required by Subsection [(10)(d)] (11)(d) shall be:
- 191 (i) signed by the owner of the residential property; and
 192 (ii) in substantially the following form:

193
 "Residential Property Declaration

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

198
 Residential Property Owner Information

199 Name(s): _____

200 Home Phone: _____

201 Work Phone: _____

202 Mailing Address: _____

203

Residential Property Information

204 Physical Address: _____

205 Certification

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

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

211 Yes No

212 2. Will this primary residential property or part-year residential property be occupied for
213 183 or more consecutive calendar days by the owner or another person?

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

216 Yes No

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

224 Signature

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

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

228 _____(Owner printed name)

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

232 (g) (i) If, after receiving a written declaration filed under Subsection [~~(10)(d)~~] (11)(d), the

233 county determines that the property has been incorrectly qualified or disqualified to receive a
234 residential exemption, the county shall:

235 (A) redetermine the property's qualification to receive a residential exemption; and
236 (B) notify the claimant of the redetermination and the county's reason for the redetermination.

237 (ii) The redetermination provided in Subsection [~~(10)(g)(i)(A)~~] (11)(g)(i)(A) is final unless:
238 (A) except as provided in Subsection [~~(10)(g)(iii)~~] (11)(g)(iii), the property owner appeals the
239 redetermination to the board of equalization in accordance with Subsection 59-2-1004(2); or
240 (B) the county determines that the property is eligible to receive a primary residential
241 exemption as part-year residential property.

242 (iii) The board of equalization may not accept an appeal that is filed after the later of:
243 (A) September 15 of the current calendar year; or
244 (B) the last day of the 45-day period beginning on the day on which the county auditor
245 provides the notice under Section 59-2-919.1.

246 (h) (i) If a residential property owner fails to file a written declaration required by Subsection [
247 ~~(10)(d)~~] (11)(d), the county assessor shall mail to the owner of the residential property a notice
248 that:
249 (A) the property owner failed to file a written declaration as required by Subsection [~~(10)(d)~~]
250 (11)(d); and
251 (B) the property owner will no longer qualify to receive the residential exemption authorized
252 under Section 59-2-103 for the property that is the subject of the written declaration if the
253 property owner does not file the written declaration required by Subsection [~~(10)(d)~~] (11)(d)
254 within 30 days after the day on which the county assessor mails the notice under this
255 Subsection [~~(10)(h)(i)~~] (11)(h)(i).

256 (ii) If a property owner fails to file a written declaration required by Subsection [~~(10)(d)~~]
257 (11)(d) after receiving the notice described in Subsection [~~(10)(h)(i)~~] (11)(h)(i), the property
258 owner no longer qualifies to receive the residential exemption authorized under Section
259 59-2-103 in the calendar year for the property that is the subject of the written declaration
260 unless:
261 (A) except as provided in Subsection [~~(10)(h)(iii)~~] (11)(h)(iii), the property owner appeals the
262 redetermination to the board of equalization in accordance with Subsection 59-2-1004(2); or
263 (B) the county determines that the property is eligible to receive a primary residential
264 exemption as part-year residential property.

265 (iii) The board of equalization may not accept an appeal that is filed after the later of:
266 (A) September 15 of the current calendar year; or

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

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

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

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

276 **59-2-503 (Effective 05/07/25) (Retrospective 01/01/25). Qualifications for**
277 **agricultural use assessment.**

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

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

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

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

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

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

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

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

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

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

296 (a) production levels reported in the current publication of the Utah Agricultural
297 Statistics;

298 (b) current crop budgets developed and published by Utah State University; and

299 (c) other acceptable standards of agricultural production designated by the commission
300 by rule adopted in accordance with Title 63G, Chapter 3, Utah Administrative

301 Rulemaking Act.

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

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

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

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

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

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

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

322 [~~3~~] (4) Land may be assessed on the basis of the land's agricultural value if the land:

323 (a) is subject to the privilege tax imposed by Section 59-4-101;

324 (b) is owned by the state or any of the state's political subdivisions; and

325 (c) meets the requirements of Subsection (1).

326 [~~4~~] (5) Notwithstanding Subsection (1)(a), the commission or a county board of
327 equalization may grant a waiver of the acreage limitation for land upon:

328 (a) appeal by the owner; and

329 (b) submission of proof that 80% or more of the owner's, purchaser's, or lessee's income
330 is derived from agricultural products produced on the property in question.

331 [~~5~~] (6) Notwithstanding Subsection (1)(a), the commission or a county board of
332 equalization shall grant a waiver of the acreage limitation for land upon:

333 (a) appeal by the owner; and

334 (b) submission of proof that:

- 335 (i) the failure to meet the acreage requirement arose solely as a result of an
 336 acquisition by a public utility or a governmental entity by:
 337 (A) eminent domain; or
 338 (B) the threat or imminence of an eminent domain proceeding; and
 339 (ii) the land is actively devoted to agricultural use.
- 340 ~~[(6)]~~ (7)(a) The commission or a county board of equalization may grant a waiver of the
 341 requirement that the land is actively devoted to agricultural use for the tax year for
 342 which the land is being assessed under this part upon:
 343 (i) appeal by the owner; and
 344 (ii) submission of proof that:
 345 (A) the land was assessed on the basis of agricultural use for at least two years
 346 immediately preceding that tax year; and
 347 (B) the failure to meet the agricultural production requirements for that tax year
 348 was due to no fault or act of the owner, purchaser, or lessee.
- 349 (b) As used in Subsection ~~[(6)(a)]~~ (7)(a), "fault" does not include:
 350 (i) intentional planting of crops or trees which, because of the maturation period, do
 351 not give the owner, purchaser, or lessee a reasonable opportunity to satisfy the
 352 production levels required for land actively devoted to agricultural use; or
 353 (ii) implementation of a bona fide range improvement program, crop rotation
 354 program, or other similar accepted cultural practices which do not give the owner,
 355 purchaser, or lessee a reasonable opportunity to satisfy the production levels
 356 required for land actively devoted to agricultural use.
- 357 ~~[(7)]~~ (8) Land that otherwise qualifies for assessment under this part qualifies for assessment
 358 under this part in the first year the land resumes being actively devoted to agricultural
 359 use if:
 360 (a) the land becomes ineligible for assessment under this part only as a result of a split
 361 estate mineral rights owner exercising the right to extract a mineral; and
 362 (b) the land qualified for assessment under this part in the year immediately preceding
 363 the year the land became ineligible for assessment under this part only as a result of a
 364 split estate mineral rights owner exercising the right to extract a mineral.
- 365 ~~[(8)]~~ (9) Land that otherwise qualifies under Subsection (1) to be assessed on the basis of the
 366 value that the land has for agricultural use does not lose that qualification by becoming
 367 subject to a forest stewardship plan developed under Section 65A-8a-106 under which
 368 the land is subject to a temporary period of limited use or nonuse.

- 369 ~~[(9)]~~ (10)(a) Notwithstanding Subsection (1) and except as provided in Subsection ~~[(9)(d)]~~
370 (10)(d), land in agricultural use that is intentionally allowed to lay fallow for one or
371 more growing seasons qualifies for assessment under this part if the following is
372 conducted:
- 373 (i) during periods of limited water supply;
 - 374 (ii) as part of a prudent farm management practice, including crop rotation, rotational
375 grazing, or soil water management; or
 - 376 (iii) to facilitate voluntary participation in a water management or agricultural water
377 optimization program.
- 378 (b) If the owner of land assessed under this part follows the land during any period in a
379 calendar year, the owner may, on or before December 31 of the year in which the
380 land is fallowed, provide to the county assessor written notice that:
- 381 (i) identifies the land that was fallowed during any period of the year in which the
382 notice is provided, including the acreage of the fallowed land;
 - 383 (ii) demonstrates how the land qualifies under Subsection ~~[(9)(a)]~~ (10)(a); and
 - 384 (iii) specifies whether the owner intends to fallow the land during any period in the
385 following calendar year, and, if so, the intended duration of the fallowing period.
- 386 (c)(i) If the written notice under Subsection ~~[(9)(b)]~~ (10)(b) indicates that the owner
387 intends to fallow the land during any period in the following calendar year, the
388 county assessor may, within 45 days of receiving the written notice, require the
389 owner to submit to the county assessor a land management plan in a form
390 prescribed by the county assessor that:
- 391 (A) identifies the owner's objectives in fallowing the land for the intended
392 duration of the fallowing period;
 - 393 (B) provides adequate assurances to the county assessor that the fallowed land will
394 become actively devoted to agricultural use upon the expiration of the intended
395 fallowing period; and
 - 396 (C) includes any other information required by the county assessor.
- 397 (ii) If the owner submits to the county assessor a land management plan for fallowed
398 land that meets the requirements of Subsection ~~[(9)(e)(i)]~~ (10)(c)(i), the county
399 assessor may not require the owner to submit a new or additional land
400 management plan for the same land within three years from the day on which the
401 owner submitted the plan.
- 402 (d) Fallowed land is withdrawn from this part if:

- 403 (i) the county assessor determines that the land does not qualify under Subsection [
 404 ~~(9)(a)~~] (10)(a);
- 405 (ii) the owner fails to return the fallowed land to active agricultural use upon the
 406 expiration of the intended fallowing period as specified in the written notice; or
- 407 (iii) the owner fails to comply with the requirements of Subsection [~~(9)(e)~~] (10)(c), if
 408 a land management plan is required.

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

410 **59-2-507 (Effective 05/07/25) (Retrospective 01/01/25). Land included as**
 411 **agricultural -- Site of residence excluded -- Taxation of structures and site of**
 412 **residence.**

- 413 (1)(a) Land under barns, sheds, silos, cribs, greenhouses and like structures, lakes,
 414 dams, ponds, streams, and irrigation ditches and like facilities is included in
 415 determining the total area of land actively devoted to agricultural use.
- 416 (b) Land that is under a [~~farmhouse~~] residence and land used in connection with a [
 417 ~~farmhouse~~] residence is excluded from the determination described in Subsection
 418 (1)(a).
- 419 (2) The following shall be valued, assessed, and taxed using the same standards, methods,
 420 and procedures that apply to other taxable structures and other land in the county:
- 421 (a) a structure, except as provided in Subsection (3), that is located on land in
 422 agricultural use;
- 423 (b) a [~~farmhouse~~] residence and the land on which the [~~farmhouse~~] residence is located;
 424 and
- 425 (c) land used in connection with a [~~farmhouse~~] residence.
- 426 (3) A high tunnel, as defined in Section 10-9a-525, is exempt from assessment for taxation
 427 purposes.

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

429 **59-2-924 (Effective 05/07/25) (Retrospective 01/01/25). Definitions -- Report of**
 430 **valuation of property to county auditor and commission -- Transmittal by auditor**
 431 **to governing bodies -- Calculation of certified tax rate -- Rulemaking authority --**
 432 **Adoption of tentative budget -- Notice provided by the commission.**

- 433 (1) As used in this section:
- 434 (a)(i) "Ad valorem property tax revenue" means revenue collected in accordance
 435 with this chapter.
- 436 (ii) "Ad valorem property tax revenue" does not include:

- 437 (A) interest;
- 438 (B) penalties;
- 439 (C) collections from redemptions; or
- 440 (D) revenue received by a taxing entity from personal property that is
- 441 semiconductor manufacturing equipment assessed by a county assessor in
- 442 accordance with Part 3, County Assessment.
- 443 (b) "Adjusted tax increment" means the same as that term is defined in Section
- 444 17C-1-102.
- 445 (c)(i) "Aggregate taxable value of all property taxed" means:
- 446 (A) the aggregate taxable value of all real property a county assessor assesses in
- 447 accordance with Part 3, County Assessment, for the current year;
- 448 (B) the aggregate taxable value of all real and personal property the commission
- 449 assesses in accordance with Part 2, Assessment of Property, for the current
- 450 year; and
- 451 (C) the aggregate year end taxable value of all personal property a county assessor
- 452 assesses in accordance with Part 3, County Assessment, contained on the prior
- 453 year's tax rolls of the taxing entity.
- 454 (ii) "Aggregate taxable value of all property taxed" does not include the aggregate
- 455 year end taxable value of personal property that is:
- 456 (A) semiconductor manufacturing equipment assessed by a county assessor in
- 457 accordance with Part 3, County Assessment; and
- 458 (B) contained on the prior year's tax rolls of the taxing entity.
- 459 (d) "Base taxable value" means:
- 460 (i) for an authority created under Section 11-58-201, the same as that term is defined
- 461 in Section 11-58-102;
- 462 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201,
- 463 the same as that term is defined in Section 11-59-207;
- 464 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section
- 465 11-70-201, the same as that term is defined in Section 11-70-101;
- 466 (iv) for an agency created under Section 17C-1-201.5, the same as that term is
- 467 defined in Section 17C-1-102;
- 468 (v) for an authority created under Section 63H-1-201, the same as that term is defined
- 469 in Section 63H-1-102;
- 470 (vi) for a host local government, the same as that term is defined in Section

- 471 63N-2-502;
- 472 (vii) for a housing and transit reinvestment zone created under Title 63N, Chapter 3,
473 Part 6, Housing and Transit Reinvestment Zone Act, a property's taxable value as
474 shown upon the assessment roll last equalized during the base year, as that term is
475 defined in Section 63N-3-602;
- 476 (viii) for a home ownership promotion zone created under Title 10, Chapter 9a, Part
477 10, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter
478 27a, Part 12, Home Ownership Promotion Zone for Counties, a property's taxable
479 value as shown upon the assessment roll last equalized during the base year, as
480 that term is defined in Section 10-9a-1001 or Section 17-27a-1201; or
- 481 (ix) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
482 First Home Investment Zone Act, a property's taxable value as shown upon the
483 assessment roll last equalized during the base year, as that term is defined in
484 Section 63N-3-1601.
- 485 (e) "Centrally assessed benchmark value" means an amount equal to the average year
486 end taxable value of real and personal property the commission assesses in
487 accordance with Part 2, Assessment of Property, for the previous three calendar
488 years, adjusted for taxable value attributable to:
- 489 (i) an annexation to a taxing entity;
- 490 (ii) an incorrect allocation of taxable value of real or personal property the
491 commission assesses in accordance with Part 2, Assessment of Property; or
- 492 (iii) a change in value as a result of a change in the method of apportioning the value
493 prescribed by the Legislature, a court, or the commission in an administrative rule
494 or administrative order.
- 495 (f)(i) "Centrally assessed new growth" means the greater of:
- 496 (A) zero; or
- 497 (B) the amount calculated by subtracting the centrally assessed benchmark value
498 adjusted for prior year end incremental value from the taxable value of real and
499 personal property the commission assesses in accordance with Part 2,
500 Assessment of Property, for the current year, adjusted for current year
501 incremental value.
- 502 (ii) "Centrally assessed new growth" does not include a change in value as a result of
503 a change in the method of apportioning the value prescribed by the Legislature, a
504 court, or the commission in an administrative rule or administrative order.

- 505 (g) "Certified tax rate" means a tax rate that will provide the same ad valorem property
506 tax revenue for a taxing entity as was budgeted by that taxing entity for the prior year.
- 507 (h) "Community reinvestment agency" means the same as that term is defined in Section
508 17C-1-102.
- 509 (i) "Eligible new growth" means the greater of:
510 (i) zero; or
511 (ii) the sum of:
512 (A) locally assessed new growth;
513 (B) centrally assessed new growth; and
514 (C) project area new growth or hotel property new growth.
- 515 (j) "Host local government" means the same as that term is defined in Section 63N-2-502.
- 516 (k) "Hotel property" means the same as that term is defined in Section 63N-2-502.
- 517 (l) "Hotel property new growth" means an amount equal to the incremental value that is
518 no longer provided to a host local government as incremental property tax revenue.
- 519 (m) "Incremental property tax revenue" means the same as that term is defined in
520 Section 63N-2-502.
- 521 (n) "Incremental value" means:
522 (i) for an authority created under Section 11-58-201, the amount calculated by
523 multiplying:
524 (A) the difference between the taxable value and the base taxable value of the
525 property that is located within a project area and on which property tax
526 differential is collected; and
527 (B) the number that represents the percentage of the property tax differential that
528 is paid to the authority;
529 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201,
530 an amount calculated by multiplying:
531 (A) the difference between the current assessed value of the property and the base
532 taxable value; and
533 (B) the number that represents the percentage of the property tax augmentation, as
534 defined in Section 11-59-207, that is paid to the Point of the Mountain State
535 Land Authority;
536 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section
537 11-70-201, the amount calculated by multiplying:
538 (A) the difference between the taxable value for the current year and the base

- 539 taxable value of the property that is located within a project area; and
- 540 (B) the number that represents the percentage of enhanced property tax revenue,
- 541 as defined in Section 11-70-101;
- 542 (iv) for an agency created under Section 17C-1-201.5, the amount calculated by
- 543 multiplying:
- 544 (A) the difference between the taxable value and the base taxable value of the
- 545 property located within a project area and on which tax increment is collected;
- 546 and
- 547 (B) the number that represents the adjusted tax increment from that project area
- 548 that is paid to the agency;
- 549 (v) for an authority created under Section 63H-1-201, 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 property tax allocation is
- 553 collected; and
- 554 (B) the number that represents the percentage of the property tax allocation from
- 555 that project area that is paid to the authority;
- 556 (vi) for a housing and transit reinvestment zone created pursuant to Title 63N,
- 557 Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, an amount
- 558 calculated by multiplying:
- 559 (A) the difference between the taxable value and the base taxable value of the
- 560 property that is located within a housing and transit reinvestment zone and on
- 561 which tax increment is collected; and
- 562 (B) the number that represents the percentage of the tax increment that is paid to
- 563 the housing and transit reinvestment zone;
- 564 (vii) for a host local government, an amount calculated by multiplying:
- 565 (A) the difference between the taxable value and the base taxable value of the
- 566 hotel property on which incremental property tax revenue is collected; and
- 567 (B) the number that represents the percentage of the incremental property tax
- 568 revenue from that hotel property that is paid to the host local government;
- 569 (viii) for a home ownership promotion zone created under Title 10, Chapter 9a, Part
- 570 10, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter
- 571 27a, Part 12, Home Ownership Promotion Zone for Counties, an amount
- 572 calculated by multiplying:

- 573 (A) the difference between the taxable value and the base taxable value of the
574 property that is located within a home ownership promotion zone and on which
575 tax increment is collected; and
- 576 (B) the number that represents the percentage of the tax increment that is paid to
577 the home ownership promotion zone; or
- 578 (ix) for a first home investment zone created pursuant to Title 63N, Chapter 3, Part
579 16, First Home Investment Zone Act, an amount 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 first home investment zone and on which tax
582 increment is collected; and
- 583 (B) the number that represents the percentage of the tax increment that is paid to
584 the first home investment zone.
- 585 (o)(i) "Locally assessed new growth" means the greater of:
- 586 (A) zero; or
- 587 (B) the amount calculated by subtracting the year end taxable value of real
588 property the county assessor assesses in accordance with Part 3, County
589 Assessment, for the previous year, adjusted for prior year end incremental
590 value from the taxable value of real property the county assessor assesses in
591 accordance with Part 3, County Assessment, for the current year, adjusted for
592 current year incremental value.
- 593 (ii) "Locally assessed new growth" does not include a change in:
- 594 (A) value as a result of factoring in accordance with Section 59-2-704, reappraisal,
595 or another adjustment;
- 596 (B) assessed value based on whether a property is allowed a residential exemption
597 for a primary residence under Section 59-2-103;
- 598 (C) assessed value based on whether a property is assessed under Part 5, Farmland
599 Assessment Act; or
- 600 (D) assessed value based on whether a property is assessed under Part 17, Urban
601 Farming Assessment Act.
- 602 (p) "Project area" means:
- 603 (i) for an authority created under Section 11-58-201, the same as that term is defined
604 in Section 11-58-102;
- 605 (ii) for the Utah Fairpark Area Investment and Restoration District created in Section
606 11-70-201, the same as that term is defined in Section 11-70-101;

- 607 (iii) for an agency created under Section 17C-1-201.5, the same as that term is
608 defined in Section 17C-1-102; or
- 609 (iv) for an authority created under Section 63H-1-201, the same as that term is
610 defined in Section 63H-1-102.
- 611 (q) "Project area new growth" means:
- 612 (i) for an authority created under Section 11-58-201, an amount equal to the
613 incremental value that is no longer provided to an authority as property tax
614 differential;
- 615 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201,
616 an amount equal to the incremental value that is no longer provided to the Point of
617 the Mountain State Land Authority as property tax augmentation, as defined in
618 Section 11-59-207;
- 619 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section
620 11-70-201, an amount equal to the incremental value that is no longer provided to
621 the Utah Fairpark Area Investment and Restoration District;
- 622 (iv) for an agency created under Section 17C-1-201.5, an amount equal to the
623 incremental value that is no longer provided to an agency as tax increment;
- 624 (v) for an authority created under Section 63H-1-201, an amount equal to the
625 incremental value that is no longer provided to an authority as property tax
626 allocation;
- 627 (vi) for a housing and transit reinvestment zone created under Title 63N, Chapter 3,
628 Part 6, Housing and Transit Reinvestment Zone Act, an amount equal to the
629 incremental value that is no longer provided to a housing and transit reinvestment
630 zone as tax increment;
- 631 (vii) for a home ownership promotion zone created under Title 10, Chapter 9a, Part
632 10, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter
633 27a, Part 12, Home Ownership Promotion Zone for Counties, an amount equal to
634 the incremental value that is no longer provided to a home ownership promotion
635 zone as tax increment; or
- 636 (viii) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
637 First Home Investment Zone Act, an amount equal to the incremental value that is
638 no longer provided to a first home investment zone as tax increment.
- 639 (r) "Project area incremental revenue" means the same as that term is defined in Section
640 17C-1-1001.

- 641 (s) "Property tax allocation" means the same as that term is defined in Section 63H-1-102.
- 642 (t) "Property tax differential" means the same as that term is defined in Section
643 11-58-102.
- 644 ~~[(u) "Qualifying exempt revenue" means revenue received:]~~
- 645 ~~[(i) for the previous calendar year;]~~
- 646 ~~[(ii) by a taxing entity;]~~
- 647 ~~[(iii) from tangible personal property contained on the prior year's tax rolls that is~~
648 ~~exempt from property tax under Subsection 59-2-1115(2)(b) for a calendar year~~
649 ~~beginning on January 1, 2022; and]~~
- 650 ~~[(iv) on the aggregate 2021 year end taxable value of the tangible personal property that~~
651 ~~exceeds \$15,300.]~~
- 652 ~~[(v)]~~ (u) "Tax increment" means:
- 653 (i) for a project created under Section 17C-1-201.5, the same as that term is defined
654 in Section 17C-1-102;
- 655 (ii) for a housing and transit reinvestment zone created under Title 63N, Chapter 3,
656 Part 6, Housing and Transit Reinvestment Zone Act, the same as that term is
657 defined in Section 63N-3-602;
- 658 (iii) for a home ownership promotion zone created under Title 10, Chapter 9a, Part
659 10, Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter
660 27a, Part 12, Home Ownership Promotion Zone for Counties, the same as that
661 term is defined in Section 10-9a-1001 or Section 17-27a-1201; or
- 662 (iv) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
663 First Home Investment Zone Act, the same as that term is defined in Section
664 63N-3-1601.
- 665 (2) Before June 1 of each year,~~[the county assessor of]~~ each county assessor shall deliver to
666 the county auditor and the commission the following statements:
- 667 (a) a statement containing the aggregate valuation of all taxable real property a county
668 assessor assesses in accordance with Part 3, County Assessment, for each taxing
669 entity; and
- 670 (b) a statement containing the taxable value of all personal property a county assessor
671 assesses in accordance with Part 3, County Assessment, from the prior year end
672 values.
- 673 (3) The county auditor shall, on or before June 8, transmit to the governing body of each
674 taxing entity:

- 675 (a) the statements described in Subsections (2)(a) and (b);
676 (b) an estimate of the revenue from personal property;
677 (c) the certified tax rate; and
678 (d) all forms necessary to submit a tax levy request.
- 679 (4)(a) Except as otherwise provided in this section, the certified tax rate shall be
680 calculated by dividing the ad valorem property tax revenue that a taxing entity
681 budgeted for the prior year[~~minus the qualifying exempt revenue~~] by the amount
682 calculated under Subsection (4)(b).
- 683 (b) For purposes of Subsection (4)(a), the legislative body of a taxing entity shall
684 calculate an amount as follows:
- 685 (i) calculate for the taxing entity the difference between:
686 (A) the aggregate taxable value of all property taxed; and
687 (B) any adjustments for current year incremental value;
- 688 (ii) after making the calculation required by Subsection (4)(b)(i), calculate an amount
689 determined by increasing or decreasing the amount calculated under Subsection
690 (4)(b)(i) by the average of the percentage net change in the value of taxable
691 property for the equalization period for the three calendar years immediately
692 preceding the current calendar year;
- 693 (iii) after making the calculation required by Subsection (4)(b)(ii), calculate the
694 product of:
695 (A) the amount calculated under Subsection (4)(b)(ii); and
696 (B) the percentage of property taxes collected for the five calendar years
697 immediately preceding the current calendar year; and
- 698 (iv) after making the calculation required by Subsection (4)(b)(iii), calculate an
699 amount determined by:
700 (A) multiplying the percentage of property taxes collected for the five calendar
701 years immediately preceding the current calendar year by eligible new growth;
702 and
703 (B) subtracting the amount calculated under Subsection (4)(b)(iv)(A) from the
704 amount calculated under Subsection (4)(b)(iii).
- 705 (5) A certified tax rate for a taxing entity described in this Subsection (5) shall be calculated
706 as follows:
- 707 (a) except as provided in Subsection (5)(b) or (c), for a new taxing entity, the certified
708 tax rate is zero;

- 709 (b) for a municipality incorporated on or after July 1, 1996, the certified tax rate is:
- 710 (i) in a county of the first, second, or third class, the levy imposed for municipal-type
- 711 services under Sections 17-34-1 and 17-36-9; and
- 712 (ii) in a county of the fourth, fifth, or sixth class, the levy imposed for general county
- 713 purposes and such other levies imposed solely for the municipal-type services
- 714 identified in Section 17-34-1 and Subsection 17-36-3(23);
- 715 (c) for a community reinvestment agency that received all or a portion of a taxing
- 716 entity's project area incremental revenue in the prior year under Title 17C, Chapter 1,
- 717 Part 10, Agency Taxing Authority, the certified tax rate is calculated as described in
- 718 Subsection (4) except that the commission shall treat the total revenue transferred to
- 719 the community reinvestment agency as ad valorem property tax revenue that the
- 720 taxing entity budgeted for the prior year; and
- 721 (d) for debt service voted on by the public, the certified tax rate is the actual levy
- 722 imposed by that section, except that a certified tax rate for the following levies shall
- 723 be calculated in accordance with Section 59-2-913 and this section:
- 724 (i) a school levy provided for under Section 53F-8-301, 53F-8-302, or 53F-8-303; and
- 725 (ii) a levy to pay for the costs of state legislative mandates or judicial or
- 726 administrative orders under Section 59-2-1602.
- 727 (6)(a) A taxing entity may impose a judgment levy[~~imposed~~] under Section 59-2-1328
- 728 or 59-2-1330[~~may be imposed~~] at a rate that is sufficient to generate only the
- 729 revenue required to satisfy one or more eligible judgments.
- 730 (b) The ad valorem property tax revenue generated by a judgment levy described in
- 731 Subsection (6)(a) may not be considered in establishing a taxing entity's aggregate
- 732 certified tax rate.
- 733 (7)(a) For the purpose of calculating the certified tax rate, the county auditor shall use:
- 734 (i) the taxable value of real property:
- 735 (A) the county assessor assesses in accordance with Part 3, County Assessment;
- 736 and
- 737 (B) contained on the assessment roll;
- 738 (ii) the year end taxable value of personal property:
- 739 (A) a county assessor assesses in accordance with Part 3, County Assessment; and
- 740 (B) contained on the prior year's assessment roll; and
- 741 (iii) the taxable value of real and personal property the commission assesses in
- 742 accordance with Part 2, Assessment of Property.

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

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

778 **59-2-1006 (Effective 05/07/25) (Retrospective 01/01/25). Appeal to commission**

779 **-- Duties of auditor -- Decision by commission.**

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

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

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

793 (2) The auditor shall:

794 (a) file one notice with the commission;

795 (b) certify and transmit to the commission:

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

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

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

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

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

803 (ii) the entity with designated decision-making authority; and

804 (d) any signed statement submitted in accordance with Subsection (1)(b).

805 (3) In reviewing a decision described in Subsection (1), the commission may:

806 (a) admit additional evidence;

807 (b) issue orders that it considers to be just and proper; and

808 (c) make any correction or change in the assessment or order of the county board of
809 equalization or entity with decision-making authority.

810 (4) In reviewing evidence submitted to the commission to decide an appeal under this

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

830 **Section 6. Effective Date.**

831 This bill takes effect on May 7, 2025.

832 **Section 7. Retrospective operation.**

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