



Fiscal Note

S.B. 76

2018 General Session
Commercial Property Tax Amendments
by Hemmert, D.



General, Education, and Uniform School Funds

JR4-5-101

	Ongoing	One-time	Total
Net GF/EF/USF (rev.-exp.)	\$0	\$0	\$0

State Government

UCA 36-12-13(2)(b)

Enactment of this legislation likely will not materially impact state revenue.

Revenues	FY 2018	FY 2019	FY 2020
Total Revenues	\$0	\$0	\$0

To the extent to which property tax is built into the cost of a lease, this bill may reduce expenditures for leases by up to \$1,751,000.

Expenditures	FY 2018	FY 2019	FY 2020
Total Expenditures	\$0	\$0	\$0

Net All Funds	\$0	\$0	\$0
---------------	-----	-----	-----

Local Government

UCA 36-12-13(2)(c)

This bill may shift property tax burden among property tax payers by an estimated \$1,751,000. To the extent local entities also have expenditures for qualifying property, local entities could see a decrease in costs for certain leases.

Individuals & Businesses

UCA 36-12-13(2)(d)

To the extent businesses are not passing along the property tax to governmental entities, some businesses (a portion of the estimated \$1,751,000) could see a decrease in property tax burden. Presuming the entire \$1,751,000 results in a shift in tax liability, an owner of a \$250,000 residential home may see a tax increase of \$0.82, while the owner of a \$1 million business may see an increase in tax liability of \$5.98.

Regulatory Impact

Enactment of this legislation likely will not change the regulatory burden for Utah residents or businesses.

No performance note required for this bill
--

Notes on Notes

Fiscal notes estimate the direct costs or revenues of enacting a bill. The Legislature uses them to balance the budget. They do not measure a bill's benefits or non-fiscal impacts like opportunity costs, wait times, or inconvenience. A fiscal note is not an appropriation. The Legislature decides appropriations separately.