

Senator Todd D. Weiler proposes the following substitute bill:

PROPERTY TAX INCOME REQUIREMENTS

2024 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Todd D. Weiler

House Sponsor: Steve Eliason

LONG TITLE

General Description:

This bill modifies provisions of the Property Tax Act.

Highlighted Provisions:

This bill:

- ▶ aligns the maximum annual amount allowed for a renter's credit with the amount allowed for a homeowner's credit; and
- ▶ makes technical changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

This bill provides retrospective operation.

Utah Code Sections Affected:

AMENDS:

59-2-1209, as last amended by Laws of Utah 2022, Chapter 196

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

Section 1. Section **59-2-1209** is amended to read:

59-2-1209. Amount of renter's credit -- Cost-of-living adjustment -- Renter's



26 credit may be claimed only for gross rent that does not constitute a rental assistance
 27 payment -- Calculation of credit when rent includes utilities -- Limitation -- General Fund
 28 as source of credit -- Maximum credit.

29 (1) (a) Subject to Subsections (2) and (3), for a calendar year beginning on or after
 30 January 1, 2021, a claimant may claim a renter's credit for the previous calendar year that does
 31 not exceed the following amounts:

If household income is	Percentage of gross rent allowed as a credit
\$0 -- \$11,785	9.5%
\$11,786 -- \$15,716	8.5%
\$15,717 -- \$19,643	7.0%
\$19,644 -- \$23,572	5.5%
\$23,573 -- \$27,503	4.0%
\$27,504 -- \$31,198	3.0%
\$31,199 -- \$34,666	2.5%

40 (b) For a calendar year beginning on or after January 1, 2022, the commission shall
 41 increase or decrease the household income eligibility amounts under Subsection (1)(a) by a
 42 percentage equal to the percentage difference between the [~~consumer price index~~] Consumer
 43 Price Index housing for the preceding calendar year and the [~~consumer price index~~] Consumer
 44 Price Index housing for calendar year 2020.

45 (2) A claimant may claim a renter's credit under this part only for gross rent that does
 46 not constitute a rental assistance payment.

47 (3) For purposes of calculating gross rent when a claimant's rent includes electricity or
 48 natural gas and the utility amount is not itemized in the statement provided in accordance with
 49 Section 59-2-1213, the commission shall deduct from rent:

- 50 (a) 7% of rent if the rent includes electricity or natural gas but not both; or
- 51 (b) 13% of rent if the rent includes both electricity and natural gas.
- 52 (4) An individual may not receive the renter's credit under this section if the individual
 53 is:

- 54 (a) claimed as a personal exemption on another individual's federal income tax return
 55 during any portion of a calendar year for which the individual seeks to claim the renter's credit

56 under this section; or

57 (b) a dependent with respect to whom another individual claims a tax credit under
58 Section 24(h)(4), Internal Revenue Code, during any portion of a calendar year for which the
59 individual seeks to claim the renter's credit under this section.

60 (5) A payment for a renter's credit allowed by this section, and provided for in Section
61 [59-2-1204](#), shall be paid from the General Fund.

62 (6) A credit under this section may not exceed the maximum amount allowed as a
63 homeowner's credit for each income bracket under ~~[Subsection 59-2-1208(1)(a)]~~ Section
64 [59-2-1208](#).

65 Section 2. **Effective date.**

66 This bill takes effect on May 1, 2024.

67 Section 3. **Retrospective operation.**

68 This bill has retrospective operation for a taxable year beginning on or after January 1,
69 2024.