

HCS HB 1906 -- REAL PROPERTY VALUATION ASSESSMENTS (Chappell)

COMMITTEE OF ORIGIN: Special Committee on Property Tax Reform

Beginning January 1, 2025, the true value in money of real property maintained and used by the owner as a primary residence for assessment purposes will be equal to the most recent purchase price of such real property. Such true value in money shall be the true value in money for all subsequent assessments until the next sale of such property.

As specified in the bill, if a homeowner makes additions or improvements to the property, and those additions or improvements increase the value of said property by 50% or more, the homeowner must notify the assessor. The assessor must then establish a new assessed valuation, which will be the true value in money for all subsequent assessments until the next sale of such property.

If the sale of a piece of real estate results in a transaction that is below market value, the assessor must provide evidence to the Board of Equalization or other equivalent entity that such sale price should not be used as the new true value in money for assessment purposes.

Participation in the assessment process is optional. If a homeowner wishes to participate in the assessed valuation provisions as specified in this bill, such owner may opt in by notifying the assessor's office, and the homeowners' real property must be assessed under the assessment process in existence on or before December 31, 2024.