

## HB 888 -- Predictable Property Tax Act

Sponsor: Nieves

This bill establishes the Predictable Property Tax Act which requires county assessors to reassess residential real property every odd-numbered year and to consider current market conditions when making the reassessments. Where appropriate, assessors must decrease assessed values to accurately reflect the fair market value. The increase in assessed value of residential property, excluding new construction and improvement, will be limited to the percentage increase in the federal Consumer Price Index from the previous year or 2% unless the property is transferred, whichever is less. A taxpayer can transfer his or her home to a child or grandchild without a reassessment, and any taxpayer 55 years of age or older can transfer the assessed value of his or her current home to a replacement home if the newly acquired home's value is not more than \$1 million over the market value of the current home. A taxpayer who disputes an assessor's determination of assessed value can submit an appraised value from a licensed or certified appraiser to the assessor to determine the assessed value of his or her home. The State Tax Commission must develop and provide assessors with a pamphlet of the appeal process which is to be included in the mailing with the assessment notice.

The bill becomes effective only upon voter approval of a constitutional amendment limiting the increase in assessed value of a residential real property, due to reassessment, until a transfer of ownership occurs.