

## House Revenue and Taxation Committee

2/25/2025

---

### **Bill: 2<sup>nd</sup> substitute SB 202 – Property Tax Revisions**

Sponsor: Senator Chris H. Wilson

Floor Sponsor: Representative Steve Eliason

### **UASD Position: Tracking**

This Bill modifies provisions in the Property Tax Act.

Discussion: Senator Wilson presented the 2nd substitute to the Bill, which was adopted by the Committee. The Bill requires counties to review applications for green-belt and urban farming when lands change possession within 30 days of submission. The substitute also made some minor adjustments. The sponsor explained that the legislation was developed in collaboration with the Utah State Tax Commission and the Utah Association of Counties (“UAC”). A performance audit conducted during the interim on the property tax system led to several recommendations. The audit found that the Property Tax Division of the Utah State Tax Commission has been passive in enforcing statutes and ensuring compliance. One key recommendation from the audit was for the Legislature to create new enforcement mechanisms and training programs to ensure uniformity. The audit also highlighted inconsistencies in the information provided to property owners regarding property characteristics, valuation methods, and appeals processes. It noted concerns about how taxing entities communicated property tax changes to owners and recommended standardizing tax notices.

The Bill repeals the requirement for newspaper publication of tax increase proposals but mandates that taxing entities holding public hearings on certain property tax increase proposals must allow both in-person and virtual participation. It requires counties to report county appeal information to the Tax Commission, which then reports to the Legislature. If the Tax Commission determines that a county official has failed to perform a duty, there are four levels of corrective action. The Bill also strengthens education and training requirements for county officials and improves the taxpayer appeal process by allowing electronic submissions and providing detailed valuation instructions. Additionally, the Bill directs the development of statewide web portals to ensure uniform access to property information and facilitate electronic appeal submissions, promoting transparency and efficiency.

The sponsor mentioned that further details could be provided if needed but emphasized the length of the Bill. The Utah Association of Counties expressed interest in continuing to work with the sponsor regarding the Multi-appraisal Trust, noting that last year’s legislation identified UAC as the Trustees of the Membership and Conference Assistance Team (“MCAT”). A member of the public spoke in support of the Bill.

Yeas: 9

Nays: 0

N/V: 2

**Outcome: 2<sup>nd</sup> Substitute SB 202 passed out of the Committee with a favorable recommendation.**

---

**Bill: HB 511 – Property Tax Revenue Increase Amendments**

Sponsor: Representative Tiara Auxier

Floor Sponsor: TBD

**UASD Position: Tracking**

This Bill modifies provisions relating to property tax revenue increases.

Discussion: Representative Auxier introduced the Bill by explaining the background of Utah's increasing property taxes. The Bill aims to help Utahns maintain home security, with the sponsor acknowledging that one Bill alone won't solve all the issues. She requested that the Bill be moved to the interim for a property tax study. Representative Nguyen inquired whether property taxes increase every year, to which the sponsor explained that even if tax rates remain the same, taxes can rise when a city sets higher revenue targets. The sponsor added that while rates don't change, the amount paid in property tax may increase. Representative Nguyen then asked how cities achieve this, and the sponsor responded that it may occur through a budget increase. Representative Nguyen further asked if the Bill stipulates that people will be able to vote on taxes imposed by municipalities. The sponsor confirmed that any change in property tax rates by a city must be approved by voters each year. Representatives Kyle, Koford, and Shephard expressed appreciation for the sponsor's efforts in running the Bill and pursuing the topic in interim study.

The Utah Taxpayers Association shared statistics comparing Utah's tax burden to other states. A member of the public spoke about community members who have lived in their homes for over 40 years but can no longer afford to pay their current property taxes. He also emphasized the importance of respecting citizens' votes, asserting that if voters reject a tax, the government should not attempt to adopt it.

Yeas: 9

Nays: 0

N/V: 2

**Outcome: HB 511 was held by the Committee and will be sent to interim study.**

---