

CS FOR HOUSE BILL NO. 347(CRA) am

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-THIRD LEGISLATURE - SECOND SESSION

BY THE HOUSE COMMUNITY AND REGIONAL AFFAIRS COMMITTEE

Amended: 4/22/24

Offered: 3/20/24

Sponsor(s): REPRESENTATIVES COULOMBE, Tomaszewski, Prax, Story, Carpenter, Rauscher, Hannan, Vance, Josephson, Wright, Allard, Cronk, Saddler

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to assessment of property, boards of equalization, and certification of**
2 **assessors; and providing for an effective date."**

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 * **Section 1.** AS 29.45.110(a) is amended to read:

5 (a) The assessor shall assess property at its full and true value as of January 1
6 of the assessment year, except as provided in this section, AS 29.45.060, and
7 29.45.230. The full and true value is the estimated price that the property would bring
8 in an open market and under the then prevailing market conditions in a sale between a
9 willing seller and a willing buyer both conversant with the property and with
10 prevailing general price levels. **The assessor shall determine the full and true value**
11 **as provided in standards adopted by the department under (e) of this section or**
12 **another set of standards provided by ordinance.**

13 * **Sec. 2.** AS 29.45.110 is amended by adding a new subsection to read:

14 (e) The department shall adopt standards for assessing the full and true value

of property under (a) of this section that are not inconsistent with standards adopted by the International Association of Assessing Officers and update the standards when necessary.

* **Sec. 3.** AS 29.45 is amended by adding a new section to read:

Sec. 29.45.115. Assessor certification. A municipality may not employ an assessor, including a private contractor, unless the assessor has a level 3 certification or higher from the Alaska Association of Assessing Officers or works under the supervision of an individual with a level 3 certification or higher from the Alaska Association of Assessing Officers.

* **Sec. 4.** AS 29.45.180(a) is amended to read:

(a) A person receiving an assessment notice shall advise the assessor of errors or omissions in the assessment of the person's property. **If requested by the person, the assessor shall meet with the person and answer reasonable questions relating to the methods used to assess the person's property.** The assessor may correct errors or omissions in the roll before the board of equalization hearing.

* **Sec. 5.** AS 29.45.200(a) is amended to read:

(a) The governing body **shall appoint one or more boards** [SITS AS A BOARD] of equalization for the purpose of hearing an appeal from a determination of the assessor [, OR IT MAY DELEGATE THIS AUTHORITY TO ONE OR MORE BOARDS APPOINTED BY IT]. An appointed board **shall** [MAY] be composed of not less than three persons, who shall be members of the governing body, municipal residents, or a combination of members of the governing body and residents. The governing body shall by ordinance establish the qualifications for membership. **The governing body may by ordinance appoint itself to sit as a board of equalization.**

* **Sec. 6.** AS 29.45.210(b) is amended to read:

(b) The appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing. **The** [IF A VALUATION IS FOUND TO BE TOO LOW, THE] board of equalization may **not** raise the assessment **in the current year unless requested to do so by the appellant.** **If the appellant provides a long form fee appraisal to support the appellant's**

1 **valuation and the board of equalization does not find in favor of the appellant,**
2 **the board shall make specific findings on the record to support its decision.**

3 * **Sec. 7.** The uncoded law of the State of Alaska is amended by adding a new section to
4 read:

5 TRANSITION: REGULATIONS. The Department of Commerce, Community, and
6 Economic Development may adopt regulations necessary to implement the changes made by
7 this Act. The regulations take effect under AS 44.62 (Administrative Procedure Act), but not
8 before the effective date of the law implemented by the regulation.

9 * **Sec. 8.** Section 7 of this Act takes effect immediately under AS 01.10.070(c).

10 * **Sec. 9.** Except as provided in sec. 8 of this Act, this Act takes effect January 1, 2026.