

RESIDENTIAL VALUATION APPEAL PROCEDURES AMENDMENTS

2024 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Norman K Thurston

Senate Sponsor: Daniel McCay

LONG TITLE

General Description:

This bill modifies provisions related to appeals involving the valuation or equalization of residential property.

Highlighted Provisions:

This bill:

- defines terms;
- describes the types of evidence that a county board of equalization or hearing officer may consider in weighing the accuracy of certain sales price information involving residential property;
- requires a county board of equalization, in certain appeals involving residential property, to only consider evidence submitted by the parties; and
- makes technical changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

This bill provides retrospective operation.

This bill provides a coordination clause.

Utah Code Sections Affected:

AMENDS:

59-2-1004, as last amended by Laws of Utah 2022, Chapter 168

Utah Code Sections affected by Coordination Clause:

59-2-1004, as last amended by Laws of Utah 2022, Chapter 168

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

28 *The following section is affected by a coordination clause at the end of this bill.*

29 Section 1. Section **59-2-1004** is amended to read:

30 **59-2-1004 . Appeal to county board of equalization -- Real property -- Time**
31 **period for appeal -- Public hearing requirements -- Decision of board -- Extensions**
32 **approved by commission -- Appeal to commission.**

33 (1) As used in this section:

34 (a) "Applicable lien date" means January 1 of the year in which the valuation or
35 equalization of real property is appealed to the county board of equalization.

36 ~~[(a)]~~ (b) "Final assessed value" means:

37 (i) for real property for which the taxpayer appealed the valuation or equalization to
38 the county board of equalization in accordance with this section, the value given
39 to the real property by the county board of equalization, including a value based
40 on a stipulation of the parties;

41 (ii) for real property for which the taxpayer or a county assessor appealed the
42 valuation or equalization to the commission in accordance with Section 59-2-1006,
43 the value given to the real property by:

44 (A) the commission, if the commission has issued a decision in the appeal or the
45 parties have entered a stipulation; or

46 (B) a county board of equalization, if the commission has not yet issued a decision
47 in the appeal and the parties have not entered a stipulation; or

48 (iii) for real property for which the taxpayer or a county assessor sought judicial
49 review of the valuation or equalization in accordance with Section 59-1-602 or
50 Title 63G, Chapter 4, Part 4, Judicial Review, the value given the real property by
51 the commission.

52 ~~[(b)]~~ (c) "Inflation adjusted value" means the value of the real property that is the subject
53 of the appeal as calculated by changing the final assessed value for the previous
54 taxable year for the real property by the median property value change.

55 ~~[(c)]~~ (d) "Median property value change" means the midpoint of the property value
56 changes for all real property that is:

57 (i) of the same class of real property as the qualified real property; and

58 (ii) located within the same county and within the same market area as the qualified
59 real property.

60 ~~[(d)]~~ (e) "Property value change" means the percentage change in the fair market value of
61 real property on or after January 1 of the previous year and before January 1 of the

current year.

[(e)] (f) "Qualified real property" means real property:

(i) for which:

(A) the taxpayer or a county assessor appealed the valuation or equalization for the previous taxable year to the county board of equalization in accordance with this section or the commission in accordance with Section 59-2-1006;

(B) the appeal described in Subsection [(1)(e)(i)(A)] (1)(f)(i)(A), resulted in a final assessed value that was lower than the assessed value; and

(C) the assessed value for the current taxable year is higher than the inflation adjusted value; and

(ii) that, on or after January 1 of the previous taxable year and before January 1 of the current taxable year, has not had a qualifying change.

[(f)] (g) "Qualifying change" means one of the following changes to real property that occurs on or after January 1 of the previous taxable year and before January 1 of the current taxable year:

(i) a physical improvement if, solely as a result of the physical improvement, the fair market value of the physical improvement equals or exceeds the greater of 10% of fair market value of the real property or \$20,000;

(ii) a zoning change, if the fair market value of the real property increases solely as a result of the zoning change; or

(iii) a change in the legal description of the real property, if the fair market value of the real property increases solely as a result of the change in the legal description of the real property.

(h) "Qualifying contract" means a contract for the completed sale of residential property that:

(i) involves residential property for which a taxpayer appealed the valuation or equalization to the county board of equalization;

(ii) identifies the final sales price for the residential property described in Subsection (1)(h)(i); and

(iii) is executed within six months before or after the applicable lien date.

(2) (a) A taxpayer dissatisfied with the valuation or the equalization of the taxpayer's real property may make an application to appeal by:

(i) filing the application with the county board of equalization within the time period described in Subsection (3); or

- 96 (ii) making an application by telephone or other electronic means within the time
97 period described in Subsection (3) if the county legislative body passes a
98 resolution under Subsection [~~(9)~~] (10) authorizing a taxpayer to make an
99 application by telephone or other electronic means.
- 100 (b) (i) The county board of equalization shall make a rule describing the contents of
101 the application.
- 102 (ii) In addition to any information the county board of equalization requires, the
103 application shall include information about:
- 104 (A) the burden of proof in an appeal involving qualified real property; and
105 (B) the process for the taxpayer to learn the inflation adjusted value of the
106 qualified real property.
- 107 (c) (i) (A) The county assessor shall notify the county board of equalization of a
108 qualified real property's inflation adjusted value within 15 business days after
109 the date on which the county assessor receives notice that a taxpayer filed an
110 appeal with the county board of equalization.
- 111 (B) The county assessor shall notify the commission of a qualified real property's
112 inflation adjusted value within 15 business days after the date on which the
113 county assessor receives notice that a person dissatisfied with the decision of a
114 county board of equalization files an appeal with the commission.
- 115 (ii) (A) A person may not appeal a county assessor's calculation of inflation
116 adjusted value but may appeal the fair market value of a qualified real property.
- 117 (B) A person may appeal a determination of whether, on or after January 1 of the
118 previous taxable year and before January 1 of the current taxable year, real
119 property had a qualifying change.
- 120 (3) (a) Except as provided in Subsection (3)(b) and for purposes of Subsection (2), a
121 taxpayer shall make an application to appeal the valuation or the equalization of the
122 taxpayer's real property on or before the later of:
- 123 (i) September 15 of the current calendar year; or
124 (ii) the last day of a 45-day period beginning on the day on which the county auditor
125 provides the notice under Section 59-2-919.1.
- 126 (b) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the
127 commission shall make rules providing for circumstances under which the county
128 board of equalization is required to accept an application to appeal that is filed after
129 the time period prescribed in Subsection (3)(a).

- 130 (4) (a) Except as provided in Subsection (4)(b), the taxpayer shall include in the
131 application under Subsection (2)(a):
- 132 (i) the taxpayer's estimate of the fair market value of the property and any evidence
133 that may indicate that the assessed valuation of the taxpayer's property is
134 improperly equalized with the assessed valuation of comparable properties; and
 - 135 (ii) a signed statement of the personal property located in a multi-tenant residential
136 property, as that term is defined in Section 59-2-301.8 if the taxpayer:
 - 137 (A) appeals the value of multi-tenant residential property assessed in accordance
138 with Section 59-2-301.8; and
 - 139 (B) intends to contest the value of the personal property located within the
140 multi-tenant residential property.
- 141 (b) (i) For an appeal involving qualified real property:
- 142 (A) the county board of equalization shall presume that the fair market value of
143 the qualified real property is equal to the inflation adjusted value; and
 - 144 (B) except as provided in Subsection (4)(b)(ii), the taxpayer may provide the
145 information described in Subsection (4)(a).
- 146 (ii) If the taxpayer seeks to prove that the fair market value of the qualified real
147 property is below the inflation adjusted value, the taxpayer shall provide the
148 information described in Subsection (4)(a).
- 149 (5) ~~[H]~~ Subject to Subsection (6), in reviewing evidence submitted to a county board of
150 equalization by or on behalf of an owner or a county assessor, the county board of
151 equalization shall consider and weigh:
- 152 (a) the accuracy, reliability, and comparability of the evidence presented by the owner or
153 the county assessor;
 - 154 (b) if submitted, the sales price of relevant property that was under contract for sale as of
155 the lien date but sold after the lien date;
 - 156 (c) if submitted, the sales offering price of property that was offered for sale as of the
157 lien date but did not sell, including considering and weighing the amount of time for
158 which, and manner in which, the property was offered for sale; and
 - 159 (d) if submitted, other evidence that is relevant to determining the fair market value of
160 the property.
- 161 (6) (a) This Subsection (6) applies only to an appeal to a county board of equalization
162 involving the valuation or equalization of residential property that is not qualified
163 real property.

(b) There is no presumption of correctness for evidence submitted in an appeal described in Subsection (6)(a), including the original assessed value of the residential property.

(c) If a qualifying contract is submitted as evidence in an appeal described in Subsection (6)(a), the only evidence that the county board of equalization or hearing officer may consider to determine that the final sales price identified in the qualifying contract does not provide an accurate or reliable indication of the fair market value of the residential property is evidence of the following, if submitted:

(i) evidence disputing the nature of the qualifying contract as an arms-length transaction;

(ii) evidence demonstrating that changes in market conditions have occurred in the time period between the day on which the qualifying contract was executed and the applicable lien date; or

(iii) evidence demonstrating that a qualifying change to the residential property has occurred in the time period between the day on which the qualifying contract was executed and the applicable lien date.

(d) In determining the fair market value of residential property in an appeal described in Subsection (6)(a), the county board of equalization may not consider any evidence or information other than the evidence submitted to the county board of equalization by the parties in the appeal.

~~[(6)]~~ (7) (a) Except as provided in Subsection ~~[(6)(c)]~~ (7)(c), at least five days before the day on which the county board of equalization holds a public hearing on an appeal:

(i) the county assessor shall provide the taxpayer any evidence the county assessor relies upon in support of the county assessor's valuation; and

(ii) the taxpayer shall provide the county assessor any evidence not previously provided to the county assessor that the taxpayer relies upon in support of the taxpayer's appeal.

(b) (i) The deadline described in Subsection ~~[(6)(a)]~~ (7)(a) does not apply to evidence that is commercial information as defined in Section 59-1-404, if:

(A) for the purpose of complying with Section 59-1-404, the county assessor requires that the taxpayer execute a nondisclosure agreement before the county assessor discloses the evidence; and

(B) the taxpayer fails to execute the nondisclosure agreement before the deadline described in Subsection ~~[(6)(a)]~~ (7)(a).

(ii) The county assessor shall disclose evidence described in Subsection ~~[(6)(b)(i)]~~

- 198 ~~(7)(b)(i)~~ as soon as practicable after the county assessor receives the executed
199 nondisclosure agreement.
- 200 (iii) The county assessor shall provide the taxpayer a copy of the nondisclosure
201 agreement with reasonable time for the taxpayer to review and execute the
202 agreement before the deadline described in Subsection ~~[(6)(a)]~~ (7)(a) expires.
- 203 (c) If at the public hearing, a party presents evidence not previously provided to the
204 other party, the county board of equalization shall allow the other party to respond to
205 the evidence in writing within 10 days after the day on which the public hearing
206 occurs.
- 207 (d) (i) A county board of equalization may adopt rules governing the deadlines
208 described in this Subsection ~~[(6)]~~ (7), if the rules are no less stringent than the
209 provisions of this Subsection ~~[(6)]~~ (7).
- 210 (ii) A county board of equalization's rule that complies with Subsection ~~[(6)(d)(i)]~~
211 (7)(d)(i) controls over the provisions of this subsection.
- 212 ~~[(7)]~~ (8) (a) The county board of equalization shall meet and hold public hearings as
213 described in Section 59-2-1001.
- 214 (b) (i) For purposes of this Subsection ~~[(7)(b)]~~ (8)(b), "significant adjustment" means
215 a proposed adjustment to the valuation of real property that:
216 (A) is to be made by a county board of equalization; and
217 (B) would result in a valuation that differs from the original assessed value by at
218 least 20% and \$1,000,000.
- 219 (ii) When a county board of equalization is going to consider a significant
220 adjustment, the county board of equalization shall:
221 (A) list the significant adjustment as a separate item on the agenda of the public
222 hearing at which the county board of equalization is going to consider the
223 significant adjustment; and
224 (B) for purposes of the agenda described in Subsection ~~[(7)(b)(ii)(A)]~~ (8)(b)(ii)(A),
225 provide a description of the property for which the county board of
226 equalization is considering a significant adjustment.
- 227 (c) The county board of equalization shall make a decision on each appeal filed in
228 accordance with this section within 60 days after the day on which the taxpayer
229 makes an application.
- 230 (d) The commission may approve the extension of a time period provided for in
231 Subsection ~~[(7)(e)]~~ (8)(c) for a county board of equalization to make a decision on an

- 232 appeal.
- 233 (e) Unless the commission approves the extension of a time period under Subsection [
234 ~~(7)(d)~~] ~~(8)(d)~~, if a county board of equalization fails to make a decision on an appeal
235 within the time period described in Subsection [~~(7)(e)~~] ~~(8)(c)~~, the county legislative
236 body shall:
- 237 (i) list the appeal, by property owner and parcel number, on the agenda for the next
238 meeting the county legislative body holds after the expiration of the time period
239 described in Subsection [~~(7)(e)~~] ~~(8)(c)~~; and
- 240 (ii) hear the appeal at the meeting described in Subsection [~~(7)(e)(i)~~] ~~(8)(e)(i)~~.
- 241 (f) The decision of the county board of equalization shall contain:
- 242 (i) a determination of the valuation of the property based on fair market value; and
243 (ii) a conclusion that the fair market value is properly equalized with the assessed
244 value of comparable properties.
- 245 (g) If no evidence is presented before the county board of equalization, the county board
246 of equalization shall presume that the equalization issue has been met.
- 247 (h) (i) If the fair market value of the property that is the subject of the appeal deviates
248 plus or minus 5% from the assessed value of comparable properties, the county
249 board of equalization shall adjust the valuation of the appealed property to reflect
250 a value equalized with the assessed value of comparable properties.
- 251 (ii) Subject to Sections 59-2-301.1, 59-2-301.2, 59-2-301.3, and 59-2-301.4,
252 equalized value established under Subsection [~~(7)(h)(i)~~] ~~(8)(h)(i)~~ shall be the
253 assessed value for property tax purposes until the county assessor is able to
254 evaluate and equalize the assessed value of all comparable properties to bring all
255 comparable properties into conformity with full fair market value.
- 256 [~~(8)~~] ~~(9)~~ If any taxpayer is dissatisfied with the decision of the county board of equalization,
257 the taxpayer may file an appeal with the commission as described in Section 59-2-1006.
- 258 [~~(9)~~] ~~(10)~~ A county legislative body may pass a resolution authorizing taxpayers owing
259 taxes on property assessed by that county to file property tax appeals applications under
260 this section by telephone or other electronic means.

261 Section 2. **Effective date.**

262 This bill takes effect on May 1, 2024.

263 Section 3. **Retrospective operation.**

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

266 Section 5. **Coordinating H.B. 423 with S.B. 182.**

267 (1) If H.B. 423, Residential Valuation Appeal Procedures Amendments, and S.B.
268 182, Property Tax Assessment Amendments, both pass and become law, the Legislature
269 intends that, on May 1, 2024, Subsection 59-2-1004(6)(b), enacted in H.B. 423, be
270 deleted.

271 (2) Subsection (1) has retrospective operation for a taxable year beginning on or
272 after January 1, 2024.

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