

SENATE FILE NO. SF0054

Homeowner tax exemption.

Sponsored by: Joint Revenue Interim Committee

A BILL

for

1 AN ACT relating to taxation; establishing a homeowner  
2 property tax exemption; providing a penalty for false  
3 claims; providing a sunset date; and providing for an  
4 effective date.

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6 *Be It Enacted by the Legislature of the State of Wyoming:*

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8 **Section 1.** W.S. 39-11-105(a) by creating a new  
9 paragraph (xliii) is amended to read:

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11 **39-11-105. Exemptions.**

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13 (a) The following property is exempt from property  
14 taxation:

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1           (xliii) A portion of residential real property  
2 as a homeowner tax exemption as provided in this paragraph.

3 The following shall apply to this exemption:

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5           (A) For residential real property, the  
6 amount of the exemption shall not exceed two hundred  
7 thousand dollars (\$200,000.00) of the fair market value of  
8 the property;

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10           (B) Not more than one (1) exemption under  
11 this paragraph shall apply to the same property in any year  
12 and no owner shall claim more than one (1) exemption under  
13 this paragraph in any year including property that houses  
14 more than one (1) family. Effective beginning tax year 2025  
15 and thereafter:

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17           (I) The exemption under this paragraph  
18 shall only apply to residential real property used as a  
19 primary residence; and

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21           (II) To claim an exemption under this  
22 paragraph the owner of the residential real property shall  
23 submit a claim to the county assessor not later than the

1 fourth Monday in May each year on forms provided by the  
2 department of revenue demonstrating that the person is the  
3 owner of the property and that the property is the person's  
4 primary residence. False claims are punishable as provided  
5 by W.S. 6-5-303;

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7 (C) The county treasurer for each county  
8 shall keep accurate records of the reduction in tax  
9 revenues caused by the homeowner tax exemption provided by  
10 this paragraph for the county and for each governmental  
11 entity for which a tax levy report is made pursuant to W.S.  
12 39-13-104(k) and shall report that information to the  
13 department. The department shall compile and verify the  
14 information received from each county and shall request  
15 that the state treasurer transfer an amount equal to the  
16 reported reduction in tax revenues to each county from the  
17 legislative stabilization reserve account. The department  
18 shall distribute the appropriate amount to each county  
19 treasurer for distribution of the funds as provided in W.S.  
20 39-13-111;

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22 (D) As used in this paragraph:  
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1                   (I) "Owner" means any of the following  
2 provided that no other person who may qualify as a co-owner  
3 shall apply for a tax exemption under this paragraph for  
4 the same property in the same year:

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6                   (1) A person who occupies and  
7 owns a primary residence either solely or with other  
8 owners;

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10                   (2) A person who occupies a  
11 primary residence as a vendee in possession under a  
12 contract of sale;

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14                   (3) A person who occupies a  
15 primary residence owned by a corporation primarily formed  
16 for the purpose of farming or ranching if the person is a  
17 shareholder or is related to a shareholder of the  
18 corporation;

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20                   (4) A person who occupies a  
21 primary residence owned by a partnership primarily formed  
22 for the purpose of farming or ranching if the person is a  
23 partner or is related to a partner in the partnership; or

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(5) A person who occupies a primary residence that is held in a trust established by or for the benefit of the occupant.

(II) "Primary residence" means residential real property where the person claiming the exemption actually resides for not less than eight (8) months of the year;

(III) "Residential real property" means a structure intended for human habitation including a house, modular home, mobile home or condominium that is a privately owned single family dwelling unit, the associated improved land and other structures associated with the residential structure including garages, sheds and other outbuildings.

(E) This paragraph is repealed on July 1, 2026 and the exemption under this paragraph shall not apply for tax year 2026 and thereafter.

1           **Section 2.** The exemption provided by this act shall  
2 first apply to the tax year beginning January 1, 2024.

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4           **Section 3.** This act is effective immediately upon  
5 completion of all acts necessary for a bill to become law  
6 as provided by Article 4, Section 8 of the Wyoming  
7 Constitution.

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(END)