



SF0153

Residential real property-taxable value.

Sponsored By: Senator(s) Barlow, Biteman, Crago, Driskill, McKeown and Nethercott and Representative(s) Campbell, E, Clouston, Harshman, Larsen, L and Larson, JT

AN ACT relating to taxation and revenue; providing for administration of the property tax; specifying property tax assessment rates for residential real property; making conforming changes; specifying applicability; and providing for an effective date.

1/22/2025 Bill Number Assigned
1/22/2025 S Received for Introduction
1/23/2025 S Introduced and Referred to S03 - Revenue
1/29/2025 S03 - Revenue:Recommend Amend and Do Pass 5-0-0-0-0

ROLL CALL

Ayes: Senator(s) Case, French, Ide, Mckeown, Pappas
Ayes 5 **Nays** 0 **Excused** 0 **Absent** 0 **Conflicts** 0

1/29/2025 S Placed on General File

SF0153SS001/ADOPTED

Page 3-line 3 Delete "four (4)" and insert "three (3)".

Page 3-line 4 Delete "up to thirty-five (35) acres".

Page 3-line 7 After "home" delete "," and insert "or"; after "unit" delete ", a".

Page 3-line 8 Delete "mobile home or a trailer". MCKEOWN, CHAIRMAN

2/4/2025 S COW:Passed
2/5/2025 S 2nd Reading:Passed
2/6/2025 S 3rd Reading:Passed 29-1-1-0-0

ROLL CALL

Ayes: Senator(s) Anderson, Barlow, Biteman, Boner, Brennan, Cooper, Crago, Crum, Dockstader, Driskill, Gierau, Hicks, Hutchings, Ide, Jones, Kolb, Landen, Laursen, Mckeown, Nethercott, Olsen, Pappas, Pearson, Rothfuss, Salazar, Schuler, Scott, Smith, Steinmetz

Nays: Senator Case

Excused: Senator French

Ayes 29 **Nays** 1 **Excused** 1 **Absent** 0 **Conflicts** 0

2/6/2025 H Received for Introduction
2/12/2025 H Introduced and Referred to H03 - Revenue
2/18/2025 H03 - Revenue:Recommend Amend and Do Pass 8-0-1-0-0

ROLL CALL

Ayes: Representative(s) Brown, Campbell, Lien, Locke, Lucas, Storer, Styvar, Wharff

Excused: Representative Riggins

Ayes 8 **Nays** 0 **Excused** 1 **Absent** 0 **Conflicts** 0

2/18/2025 H Placed on General File

SF0153HS001/ADOPTED

(TO ENGROSSED COPY)

- Page 2-line 11 Delete "nine and one-half percent".
- Page 2-line 12 Delete "(9.5%)" and insert "eight and three-tenths percent (8.3%)".
- Page 2-line 21 Delete "six (6)" and insert "eight (8)".
- Page 2-line 22 After "year" insert ", unless the owner is an active duty member of the armed forces who is deployed outside the state".
- Page 3-line 19 Delete "nine and one-half percent".
- Page 3-line 20 Delete "(9.5%)" and insert "eight and three-tenths percent (8.3%)". LOCKE, CHAIRMAN

SF0153HW001/FAILED

(TO ENGROSSED COPY)

- Page 2-lines 10 through 12 Delete entirely including the House standing committee amendment (SF0153HS001/AE) to these lines and insert:

"(C) Residential real property as follows:

(I) Except as otherwise provided in subdivision (II) of this subparagraph, nine and one-half percent (9.5%);

(II) Owner occupied primary residences, eight and three-tenths percent (8.3%)."

- Page 2-line 20 After "real property" insert "with a fair market value of not more than five million dollars (\$5,000,000.00)".

- Page 3-lines 18 through 20 Delete entirely including the House standing committee amendment (SF0153HS001/AE) to these lines and insert:

"(C) Residential real property as follows:

(I) Except as otherwise provided in subdivision (II) of this subparagraph, nine and one-half percent (9.5%);

(II) Owner occupied primary residences, eight and three-tenths percent (8.3%)." HARSHMAN

SF0153HW002/ADOPTED

(TO ENGROSSED COPY)

- Page 2-lines 10 through 12 Delete entirely including the House standing committee amendment (SF0153HS001/AE) and the Harshman committee of the whole amendment (SF0153HW001/AE) to these lines and insert:

"(C) Residential real property as follows:

(I) For tax year 2025, residential real property, including owner occupied primary residences, nine and one-half percent (9.5%);

(II) For tax year 2026 and thereafter, residential real property, nine and one-half percent (9.5%) and owner occupied primary residences, eight and three-tenths percent (8.3%)."

Page 3-lines 18 through 20 Delete entirely including the House standing committee amendment (SF0153HS001/AE) and the Harshman committee of the whole amendment (SF0153HW001/AE) to these lines and insert:

"(C) Residential real property as follows:

(I) For tax year 2025, residential real property, including owner occupied primary residences, nine and one-half percent (9.5%);

(II) For tax year 2026 and thereafter, residential real property, nine and one-half percent (9.5%) and owner occupied primary residences, eight and three-tenths percent (8.3%)." WILLIAMS

2/25/2025 H COW:Passed

SF0153H2001/ADOPTED (TO ENGROSSED COPY)

Page 2-line 20 Before "owner" insert "beneficial". CHESTEK

SF0153H2002/FAILED (TO ENGROSSED COPY)

Delete the Chestek second reading amendment (SF0153H2001/AE) entirely and further amend as follows:

Page 2-line 20 Delete "the owner of".

Page 2-line 21 Delete "resides" and insert "is occupied".

Page 2-line 22 Delete the House standing committee amendment (SF0153HS001/AE) to this line entirely. YIN

SF0153H2003/ADOPTED (TO ENGROSSED COPY)

Page 2-lines 10 through 12 In the Williams committee of the whole amendment (SF0153HW002/AE) to these lines, in subdivision (I) created by that amendment, delete "nine and one-half percent (9.5%)" and insert "eight and three-tenths percent (8.3%)".

Page 3-lines 18 through 20 In the Williams committee of the whole amendment (SF0153HW002/AE) to these lines, in subdivision (I) created by that amendment, delete "nine and one-half percent (9.5%)" and insert "eight and three-tenths percent (8.3%)". LIEN

SF0153H2004/WITHDRAWN

2/26/2025 H 2nd Reading:Passed
2/27/2025 H 3rd Reading:Laid Back
2/28/2025 H 3rd Reading:Laid Back
3/3/2025 H 3rd Reading:Laid Back

SF0153H3001/WITHDRAWN

SF0153H3002/WITHDRAWN

Delete the first Larson, JT third reading amendment (SF0153H3001/ACE) entirely and further amend as follows:

Page 1-line 4 After "applicability;" insert "requiring rulemaking; providing an appropriation;".

Page 4-after line 3 Insert and renumber as necessary:

"Section 3.

(a) There is appropriated thirty-six million dollars (\$36,000,000.00) from the legislative stabilization reserve account to the department of revenue to be expended only for payments to qualifying counties under this section. This appropriation shall not be transferred or expended for any other purpose. Notwithstanding W.S. 9-2-1008, 9-2-1012(e) and 9-4-207, any unexpended, unobligated funds remaining from this appropriation shall not revert until June 30, 2027. It is the intent of the legislature that this appropriation not be included in the standard budget of the department of revenue for the immediately succeeding fiscal biennium.

(b) The department of revenue shall establish a grant application and program for distribution of the funds appropriated in subsection (a) of this section and as specified in this subsection. Not more than one-half (1/2) of the amount appropriated in subsection (a) of this section may be distributed for purposes of restoring revenue attributable to any reduction in residential property tax assessments from tax year 2025. Any remaining funds from the appropriation in subsection (a) of this section shall be available for distribution for purposes of restoring revenue attributable to any reduction in residential property tax assessments from tax year 2026.

(c) The following shall apply to grants made under this section:

(i) No school district shall qualify for a grant under this section;

(ii) Subject to paragraph (iii) of this subsection, counties, cities and towns that are, or are located within, the counties with the eight (8) lowest total assessed valuations for the current tax year, as certified by the department of revenue, shall qualify for grants under this section;

(iii) Only counties, cities and towns within the counties qualifying under paragraph (ii) of this subsection that also each impose the maximum statutory mill levy authorized to be imposed by the applicable governing board shall qualify for grants under this section;

(iv) Any special district that also imposes the maximum statutory mill levy authorized to be imposed by the applicable governing board shall qualify for grants under this section.

(d) Counties shall prepare a grant application to the department of revenue on behalf of the county and all cities, towns and qualifying special districts located in the county. If awarded grant funds under this section, the county shall distribute the funds in proportion to the demonstrated reduction in residential property tax assessments as compared to tax year 2024 and directly attributable to legislation exempting or otherwise reducing residential property tax assessments enacted during the 2025 general session.

(e) Grants awarded under this section shall not exceed an amount equal to seventy-five percent (75%) of the demonstrated reduction of residential property tax assessments as compared to tax year 2024 and directly attributable to this act or legislation exempting or otherwise reducing residential property tax assessments enacted during the 2025 general session. If funds appropriated under subsection (a) of this section and allocated for tax years 2025 and 2026 are insufficient to restore the demonstrated reduced residential property tax assessments under this section, the department of revenue shall make the grant awards on a pro rata basis.

(f) The department of revenue shall administer the program under this section and shall promulgate all rules necessary to implement this section."
LARSON, JT

ROLL CALL

Ayes: Representative(s) Banks, Byron, Davis, Eklund, Erickson, Harshman, Heiner, Larson, Lawley, Neiman, Nicholas, Sherwood, Thayer, Webb, Williams, Wylie, Yin

Nays: Representative(s) Allemand, Andrew, Angelos, Bear, Brady, Bratten, Brown, G, Campbell, E, Campbell, K, Chestek, Clouston, Connolly, Filer, Geringer, Guggenmos, Haroldson, Hoeft, Jarvis, Johnson, Kelly, Knapp, Larsen, Lien, Locke, Mccann, Ottman, Pendergraft, Posey, Provenza, Riggins, Rodriguez-Williams, Schmid, Singh, Smith, Storer, Strock, Styvar, Tarver, Washut, Wasserburger, Webber, Wharff, Winter

Excused: Representative(s) Brown, L, Lucas

Ayes 17 **Nays** 43 **Excused** 2 **Absent** 0 **Conflicts** 0

SF0153H3004/FAILED (TO ENGROSSED COPY)

Delete the first Larson, JT third reading amendment (SF0153H3001/ACE) and the second Larson, JT third reading amendment (SF0153H3003/AE) entirely and further amend as follows:

Page 1-line 4 After "applicability;" insert "providing an appropriation;"

Page 4-after line 3 Insert and renumber as necessary:

"Section 3.

(a) There is appropriated seventy-two million dollars (\$72,000,000.00) from the legislative stabilization reserve account to the department of revenue to be expended only for payments to qualifying counties under this section. This appropriation shall not be transferred or expended for any other purpose. Notwithstanding W.S. 9-2-1008, 9-2-1012(e) and 9-4-207, any unexpended, unobligated funds remaining from this appropriation shall not revert until June 30, 2027. It is the intent of the legislature that this appropriation not be included in the standard budget of the department of revenue for the immediately succeeding fiscal biennium.

(b) The county treasurer for each county shall keep accurate records of the reduction in tax revenues caused by the change in property tax assessment rates pursuant to this act for the county and for each governmental entity for which notification is made pursuant to W.S. 39-13-104(k) and shall report that information to the department. The department shall compile and verify the information received from each county and shall verify any reductions in the distribution of mill levies to the school foundation program account under W.S.

21-13-303. Subject to appropriation of funds by the legislature, the department shall distribute verified amounts to each county treasurer for distribution as provided in W.S. 39-13-111 in an amount necessary to compensate each government entity for fifty percent (50%) of the reduction in tax revenues due to the change in property tax assessment rates pursuant to this act. The department shall transfer this legislative stabilization reserve account appropriation to each county for distribution to each government entity in an amount necessary to compensate each government entity for fifty percent (50%) of the reduction in tax revenues. If funds appropriated by the legislature for distribution under this subsection are insufficient to complete all necessary distributions, the department shall distribute funds to each government entity on a pro rata basis;

(c) The following shall apply to disbursements made under this section:

(i) Only counties, cities and towns that also each impose the maximum statutory mill levy authorized to be imposed by the applicable governing board shall qualify for disbursements under this section;

(ii) Any special district that also imposes the maximum statutory mill levy authorized to be imposed by the applicable governing board shall qualify for disbursements under this section.

(d) Disbursements granted under this section shall not exceed an amount equal to fifty percent (50%) of the demonstrated reduction of residential property tax assessments as compared to tax year 2024 and directly attributable to this act or legislation exempting or otherwise reducing residential property tax assessments enacted during the 2025 general session.

(e) The department of revenue shall administer the program under this section and shall promulgate all rules necessary to implement this section."
LARSON, JT

ROLL CALL

Ayes: Representative(s) Banks, Byron, Chestek, Connolly, Davis, Erickson, Harshman, Larson, Lawley, Neiman, Nicholas, Posey, Provenza, Sherwood, Storer, Thayer, Williams, Winter, Wylie

Nays: Representative(s) Allemand, Andrew, Angelos, Bear, Brady, Bratten, Brown, G, Campbell, E, Campbell, K, Clouston, Eklund, Filer, Geringer, Guggenmos, Haroldson, Heiner, Hoeft, Jarvis, Johnson, Kelly, Knapp, Larsen, Lien, Locke, Mccann, Ottman, Pendergraft, Riggins, Rodriguez-Williams, Schmid, Singh, Smith, Strock, Styvar, Tarver, Washut, Wasserburger, Webb, Webber, Wharff, Yin

Excused: Representative(s) Brown, L, Lucas

Ayes 19 **Nays** 41 **Excused** 2 **Absent** 0 **Conflicts** 0

SF0153H3005/FAILED

(TO ENGROSSED COPY)

Page 2-lines 10 through 12 In the Williams second reading amendment (SF0153HW002/AE) to these lines, in subdivision (C)(I) inserted by that amendment, after "(I)" insert "Subject to subdivision (III) of this subparagraph,"; in subdivision (C)(II) inserted by that amendment, after "(II)" insert "Subject to subdivision (III) of this subparagraph,"; after subdivision (C)(II) inserted by that amendment insert:

"(III) If the secretary of state certifies to the department of revenue that 2025 Senate File 69 or 2025 House bill 169 was enacted into law, residential real property, including owner occupied primary residences, nine and one-half percent (9.5%)."

Page 3-lines 18 through 20 In the Williams second reading amendment (SF0153HW002/AE) to these lines, in subdivision (C)(I) inserted by that amendment, after "(I)" insert "Subject to subdivision (III) of this subparagraph,"; in subdivision (C)(II) inserted by that amendment, after "(II)" insert "Subject to subdivision (III) of this subparagraph,"; after subdivision (C)(II) inserted by that amendment insert:

"(III) If the secretary of state certifies to the department of revenue that 2025 Senate File 69 or 2025 House bill 169 was enacted into law, residential real property, including owner occupied primary residences, nine and one-half percent (9.5%)." YIN

3/4/2025 H 3rd Reading:Passed 51-9-2-0-0

ROLL CALL

Ayes: Representative(s) Allemand, Andrew, Angelos, Banks, Bear, Bratten, Brown, G, Byron, Campbell, E, Campbell, K, Clouston, Connolly, Davis, Erickson, Filer, Geringer, Guggenmos, Haroldson, Harshman, Heiner, Hoeft, Jarvis, Johnson, Knapp, Larsen, Larson, Lien, Locke, Mccann, Neiman, Nicholas, Ottman, Riggins, Rodriguez-Williams, Sherwood, Singh, Smith, Storer, Strock, Styvar, Tarver, Thayer, Washut, Wasserburger, Webb, Webber, Wharff, Williams, Winter, Wylie, Yin

Nays: Representative(s) Brady, Chestek, Eklund, Kelly, Lawley, Pendergraft, Posey, Provenza, Schmid

Excused: Representative(s) Brown, L, Lucas

Ayes 51 Nays 9 Excused 2 Absent 0 Conflicts 0

3/4/2025 S Received for Concurrence

3/5/2025 S Concur:Failed 7-24-0-0-0

ROLL CALL

Ayes: Senator(s) Biteman, French, Ide, McKeown, Pearson, Scott, Smith

Nays: Senator(s) Anderson, Barlow, Boner, Brennan, Case, Cooper, Crago, Crum, Dockstader, Driskill, Gierau, Hicks, Hutchings, Jones, Kolb, Landen, Laursen, Nethercott, Olsen, Pappas, Rothfuss, Salazar, Schuler, Steinmetz

Ayes 7 Nays 24 Excused 0 Absent 0 Conflicts 0

3/5/2025 S Appointed JCC01 Members

Senator(s) Barlow, Case, McKeown

3/5/2025 H Appointed JCC01 Members

Representative(s) Locke, Heiner, Kelly

3/6/2025 S postponed indefinitely