

SENATE FILE NO. SF0110

Residential property tax revisions.

Sponsored by: Senator(s) Hicks, Barlow, Boner, Crago, Crum,  
Dockstader, Gierau, Kolb, Landen and  
Steinmetz and Representative(s) Heiner,  
Lien, Locke and Neiman

A BILL

for

1 AN ACT relating to taxation and revenue; providing for  
2 administration of the property tax; specifying property tax  
3 assessment rates for residential real property; limiting  
4 the applicability of specified mills to residential real  
5 property used as a primary residence by the owner of the  
6 property; repealing a related property tax exemption;  
7 making conforming amendments; specifying applicability; and  
8 providing for an effective date.

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

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12 **Section 1.** W.S. 39-11-101(a)(xvii) by creating a new  
13 subparagraph (C), by renumbering (C) as (D) and by creating  
14 a new paragraph (xix), 39-13-103(b)(iii) by creating a new

1 subparagraph (C) and by renumbering (C) as (D) and  
2 39-13-104(d)(i) are amended to read:

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4 **39-11-101. Definitions.**

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6 (a) As used in this act unless otherwise specifically  
7 provided:

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9 (xvii) "Taxable value" means a percent of the  
10 fair market value of property in a particular class as  
11 follows:

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13 (C) Residential real property as follows:

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15 (I) An owner occupied primary  
16 residence, eight and three-tenths percent (8.3%);

17

18 (II) All other residential real  
19 property, nine and one-half percent (9.5%).

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21 ~~(C)~~(D) All other property, real and  
22 personal, including property valued and assessed under W.S.

1 39-13-102(m) (vi) and (ix), nine and one-half percent  
2 (9.5%).

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4 (ix) Owner occupied primary residence" means  
5 residential real property where the owner of the property  
6 resides for not less than six (6) months of the applicable  
7 tax year;

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9 (xx) "Residential real property" means real  
10 property improved by a dwelling designed to house not more  
11 than three (3) families and includes associated residential  
12 land where the dwelling is located if the land is owned by  
13 the owner of the dwelling. The dwelling may be any type of  
14 dwelling including a single family home or an individual  
15 condominium unit if the dwelling is used as a residence.

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17 **39-13-103. Imposition.**

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19 (b) Basis of tax. The following shall apply:

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21 (iii) Beginning January 1, 1989, "taxable value"  
22 means a percent of the fair market value of property in a  
23 particular class as follows:

1

2

(C) Residential real property as follows:

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4

(I) An owner occupied primary residence, eight and three-tenths percent (8.3%);

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7

(II) All other residential real property, nine and one-half percent (9.5%).

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10

~~(C)~~ (D) All other property, real and personal, nine and one-half percent (9.5%).

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**39-13-104. Taxation rate.**

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(d) There shall be annually levied and assessed upon the taxable value of property within the limits of Wyoming school districts the following school taxes when applicable:

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(i) Not to exceed the number of mills provided by W.S. 21-13-102, provided that zero (0) mills shall be assessed on residential real property under this paragraph if the owner of the residential real property submits a

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