

**PROPERTY TAX EXEMPTION AMENDMENTS**

2021 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Wayne A. Harper**

House Sponsor: Karianne Lisonbee

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**LONG TITLE**

**General Description:**

This bill modifies the Property Tax Act.

**Highlighted Provisions:**

This bill:

- ▶ modifies the qualifications for tangible personal property tax to be exempt from property tax; and
- ▶ excludes the revenue generated from the increase in the amount of the exemption that is based on aggregate taxable value in the county from the certified tax rate calculation.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

This bill provides a special effective date.

**Utah Code Sections Affected:**

AMENDS:

**59-2-924**, as last amended by Laws of Utah 2020, Chapters 305 and 354

**59-2-1115**, as last amended by Laws of Utah 2020, Chapters 38 and 42

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

Section 1. Section **59-2-924** is amended to read:

**59-2-924. Definitions -- Report of valuation of property to county auditor and commission -- Transmittal by auditor to governing bodies -- Calculation of certified tax**

30 **rate -- Rulemaking authority -- Adoption of tentative budget -- Notice provided by the**  
31 **commission.**

32 (1) As used in this section:

33 (a) (i) "Ad valorem property tax revenue" means revenue collected in accordance with  
34 this chapter.

35 (ii) "Ad valorem property tax revenue" does not include:

36 (A) interest;

37 (B) penalties;

38 (C) collections from redemptions; or

39 (D) revenue received by a taxing entity from personal property that is semiconductor  
40 manufacturing equipment assessed by a county assessor in accordance with Part 3, County  
41 Assessment.

42 (b) "Adjusted tax increment" means the same as that term is defined in Section  
43 [17C-1-102](#).

44 (c) (i) "Aggregate taxable value of all property taxed" means:

45 (A) the aggregate taxable value of all real property a county assessor assesses in  
46 accordance with Part 3, County Assessment, for the current year;

47 (B) the aggregate taxable value of all real and personal property the commission  
48 assesses in accordance with Part 2, Assessment of Property, for the current year; and

49 (C) the aggregate year end taxable value of all personal property a county assessor  
50 assesses in accordance with Part 3, County Assessment, contained on the prior year's tax rolls  
51 of the taxing entity.

52 (ii) "Aggregate taxable value of all property taxed" does not include the aggregate year  
53 end taxable value of personal property that is:

54 (A) semiconductor manufacturing equipment assessed by a county assessor in  
55 accordance with Part 3, County Assessment; and

56 (B) contained on the prior year's tax rolls of the taxing entity.

57 (d) "Base taxable value" means:

58 (i) for an authority created under Section 11-58-201, the same as that term is defined in  
59 Section 11-58-102;

60 (ii) for an agency created under Section 17C-1-201.5, the same as that term is defined  
61 in Section 17C-1-102;

62 (iii) for an authority created under Section 63H-1-201, the same as that term is defined  
63 in Section 63H-1-102; or

64 (iv) for a host local government, the same as that term is defined in Section 63N-2-502.

65 (e) "Centrally assessed benchmark value" means an amount equal to the highest year  
66 end taxable value of real and personal property the commission assesses in accordance with  
67 Part 2, Assessment of Property, for a previous calendar year that begins on or after January 1,  
68 2015, adjusted for taxable value attributable to:

69 (i) an annexation to a taxing entity; or

70 (ii) an incorrect allocation of taxable value of real or personal property the commission  
71 assesses in accordance with Part 2, Assessment of Property.

72 (f) (i) "Centrally assessed new growth" means the greater of:

73 (A) zero; or

74 (B) the amount calculated by subtracting the centrally assessed benchmark value  
75 adjusted for prior year end incremental value from the taxable value of real and personal  
76 property the commission assesses in accordance with Part 2, Assessment of Property, for the  
77 current year, adjusted for current year incremental value.

78 (ii) "Centrally assessed new growth" does not include a change in value as a result of a  
79 change in the method of apportioning the value prescribed by the Legislature, a court, or the  
80 commission in an administrative rule or administrative order.

81 (g) "Certified tax rate" means a tax rate that will provide the same ad valorem property  
82 tax revenue for a taxing entity as was budgeted by that taxing entity for the prior year.

83 (h) "Eligible new growth" means the greater of:

84 (i) zero; or

85 (ii) the sum of:

- 86 (A) locally assessed new growth;
- 87 (B) centrally assessed new growth; and
- 88 (C) project area new growth or hotel property new growth.
- 89 (i) "Host local government" means the same as that term is defined in Section
- 90 [63N-2-502](#).
- 91 (j) "Hotel property" means the same as that term is defined in Section [63N-2-502](#).
- 92 (k) "Hotel property new growth" means an amount equal to the incremental value that
- 93 is no longer provided to a host local government as incremental property tax revenue.
- 94 (l) "Incremental property tax revenue" means the same as that term is defined in
- 95 Section [63N-2-502](#).
- 96 (m) "Incremental value" means:
- 97 (i) for an authority created under Section [11-58-201](#), the amount calculated by
- 98 multiplying:
  - 99 (A) the difference between the taxable value and the base taxable value of the property
  - 100 that is located within a project area and on which property tax differential is collected; and
  - 101 (B) the number that represents the percentage of the property tax differential that is
  - 102 paid to the authority;
- 103 (ii) for an agency created under Section [17C-1-201.5](#), the amount calculated by
- 104 multiplying:
  - 105 (A) the difference between the taxable value and the base taxable value of the property
  - 106 located within a project area and on which tax increment is collected; and
  - 107 (B) the number that represents the adjusted tax increment from that project area that is
  - 108 paid to the agency;
- 109 (iii) for an authority created under Section [63H-1-201](#), the amount calculated by
- 110 multiplying:
  - 111 (A) the difference between the taxable value and the base taxable value of the property
  - 112 located within a project area and on which property tax allocation is collected; and
  - 113 (B) the number that represents the percentage of the property tax allocation from that

- 114 project area that is paid to the authority; or
- 115 (iv) for a host local government, an amount calculated by multiplying:
- 116 (A) the difference between the taxable value and the base taxable value of the hotel
- 117 property on which incremental property tax revenue is collected; and
- 118 (B) the number that represents the percentage of the incremental property tax revenue
- 119 from that hotel property that is paid to the host local government.
- 120 (n) (i) "Locally assessed new growth" means the greater of:
- 121 (A) zero; or
- 122 (B) the amount calculated by subtracting the year end taxable value of real property the
- 123 county assessor assesses in accordance with Part 3, County Assessment, for the previous year,
- 124 adjusted for prior year end incremental value from the taxable value of real property the county
- 125 assessor assesses in accordance with Part 3, County Assessment, for the current year, adjusted
- 126 for current year incremental value.
- 127 (ii) "Locally assessed new growth" does not include a change in:
- 128 (A) value as a result of factoring in accordance with Section 59-2-704, reappraisal, or
- 129 another adjustment;
- 130 (B) assessed value based on whether a property is allowed a residential exemption for a
- 131 primary residence under Section 59-2-103;
- 132 (C) assessed value based on whether a property is assessed under Part 5, Farmland
- 133 Assessment Act; or
- 134 (D) assessed value based on whether a property is assessed under Part 17, Urban
- 135 Farming Assessment Act.
- 136 (o) "Project area" means:
- 137 (i) for an authority created under Section 11-58-201, the same as that term is defined in
- 138 Section 11-58-102;
- 139 (ii) for an agency created under Section 17C-1-201.5, the same as that term is defined
- 140 in Section 17C-1-102; or
- 141 (iii) for an authority created under Section 63H-1-201, the same as that term is defined

142 in Section 63H-1-102.

143 (p) "Project area new growth" means:

144 (i) for an authority created under Section 11-58-201, an amount equal to the  
145 incremental value that is no longer provided to an authority as property tax differential;

146 (ii) for an agency created under Section 17C-1-201.5, an amount equal to the  
147 incremental value that is no longer provided to an agency as tax increment; or

148 (iii) for an authority created under Section 63H-1-201, an amount equal to the  
149 incremental value that is no longer provided to an authority as property tax allocation.

150 (q) "Property tax allocation" means the same as that term is defined in Section  
151 63H-1-102.

152 (r) "Property tax differential" means the same as that term is defined in Section  
153 11-58-102.

154 (s) "Qualifying exempt revenue" means revenue received:

155 (i) for the previous calendar year;

156 (ii) by a taxing entity;

157 (iii) from tangible personal property contained on the prior year's tax rolls that is  
158 exempt from property tax under Subsection 59-2-1115(2)(b) for a calendar year beginning on  
159 January 1, 2022; and

160 (iv) on the aggregate 2021 year end taxable value of the tangible personal property that  
161 exceeds \$15,300.

162 [~~s~~] (t) "Tax increment" means the same as that term is defined in Section 17C-1-102.

163 (2) Before June 1 of each year, the county assessor of each county shall deliver to the  
164 county auditor and the commission the following statements:

165 (a) a statement containing the aggregate valuation of all taxable real property a county  
166 assessor assesses in accordance with Part 3, County Assessment, for each taxing entity; and

167 (b) a statement containing the taxable value of all personal property a county assessor  
168 assesses in accordance with Part 3, County Assessment, from the prior year end values.

169 (3) The county auditor shall, on or before June 8, transmit to the governing body of

170 each taxing entity:

171 (a) the statements described in Subsections (2)(a) and (b);

172 (b) an estimate of the revenue from personal property;

173 (c) the certified tax rate; and

174 (d) all forms necessary to submit a tax levy request.

175 (4) (a) Except as otherwise provided in this section, the certified tax rate shall be

176 calculated by dividing the ad valorem property tax revenue that a taxing entity budgeted for the

177 prior year minus the qualifying exempt revenue by the amount calculated under Subsection

178 (4)(b).

179 (b) For purposes of Subsection (4)(a), the legislative body of a taxing entity shall

180 calculate an amount as follows:

181 (i) calculate for the taxing entity the difference between:

182 (A) the aggregate taxable value of all property taxed; and

183 (B) any adjustments for current year incremental value;

184 (ii) after making the calculation required by Subsection (4)(b)(i), calculate an amount

185 determined by increasing or decreasing the amount calculated under Subsection (4)(b)(i) by the

186 average of the percentage net change in the value of taxable property for the equalization

187 period for the three calendar years immediately preceding the current calendar year;

188 (iii) after making the calculation required by Subsection (4)(b)(ii), calculate the product

189 of:

190 (A) the amount calculated under Subsection (4)(b)(ii); and

191 (B) the percentage of property taxes collected for the five calendar years immediately

192 preceding the current calendar year; and

193 (iv) after making the calculation required by Subsection (4)(b)(iii), calculate an amount

194 determined by:

195 (A) multiplying the percentage of property taxes collected for the five calendar years

196 immediately preceding the current calendar year by eligible new growth; and

197 (B) subtracting the amount calculated under Subsection (4)(b)(iv)(A) from the amount

198 calculated under Subsection (4)(b)(iii).

199 (5) A certified tax rate for a taxing entity described in this Subsection (5) shall be  
200 calculated as follows:

201 (a) except as provided in Subsection (5)(b), for a new taxing entity, the certified tax  
202 rate is zero;

203 (b) for a municipality incorporated on or after July 1, 1996, the certified tax rate is:

204 (i) in a county of the first, second, or third class, the levy imposed for municipal-type  
205 services under Sections 17-34-1 and 17-36-9; and

206 (ii) in a county of the fourth, fifth, or sixth class, the levy imposed for general county  
207 purposes and such other levies imposed solely for the municipal-type services identified in  
208 Section 17-34-1 and Subsection 17-36-3(23); and

209 (c) for debt service voted on by the public, the certified tax rate is the actual levy  
210 imposed by that section, except that a certified tax rate for the following levies shall be  
211 calculated in accordance with Section 59-2-913 and this section:

212 (i) a school levy provided for under Section 53F-8-301, 53F-8-302, or 53F-8-303; and

213 (ii) a levy to pay for the costs of state legislative mandates or judicial or administrative  
214 orders under Section 59-2-1602.

215 (6) (a) A judgment levy imposed under Section 59-2-1328 or 59-2-1330 may be  
216 imposed at a rate that is sufficient to generate only the revenue required to satisfy one or more  
217 eligible judgments.

218 (b) The ad valorem property tax revenue generated by a judgment levy described in  
219 Subsection (6)(a) may not be considered in establishing a taxing entity's aggregate certified tax  
220 rate.

221 (7) (a) For the purpose of calculating the certified tax rate, the county auditor shall use:

222 (i) the taxable value of real property:

223 (A) the county assessor assesses in accordance with Part 3, County Assessment; and

224 (B) contained on the assessment roll;

225 (ii) the year end taxable value of personal property:



226 (A) a county assessor assesses in accordance with Part 3, County Assessment; and

227 (B) contained on the prior year's assessment roll; and

228 (iii) the taxable value of real and personal property the commission assesses in  
229 accordance with Part 2, Assessment of Property.

230 (b) For purposes of Subsection (7)(a), taxable value does not include eligible new  
231 growth.

232 (8) (a) On or before June 30, a taxing entity shall annually adopt a tentative budget.

233 (b) If a taxing entity intends to exceed the certified tax rate, the taxing entity shall  
234 notify the county auditor of:

235 (i) the taxing entity's intent to exceed the certified tax rate; and

236 (ii) the amount by which the taxing entity proposes to exceed the certified tax rate.

237 (c) The county auditor shall notify property owners of any intent to levy a tax rate that  
238 exceeds the certified tax rate in accordance with Sections [59-2-919](#) and [59-2-919.1](#).

239 (9) (a) Subject to Subsection (9)(d), the commission shall provide notice, through  
240 electronic means on or before July 31, to a taxing entity and the Revenue and Taxation Interim  
241 Committee if:

242 (i) the amount calculated under Subsection (9)(b) is 10% or more of the year end  
243 taxable value of the real and personal property the commission assesses in accordance with  
244 Part 2, Assessment of Property, for the previous year, adjusted for prior year end incremental  
245 value; and

246 (ii) the amount calculated under Subsection (9)(c) is 50% or more of the total year end  
247 taxable value of the real and personal property of a taxpayer the commission assesses in  
248 accordance with Part 2, Assessment of Property, for the previous year.

249 (b) For purposes of Subsection (9)(a)(i), the commission shall calculate an amount by  
250 subtracting the taxable value of real and personal property the commission assesses in  
251 accordance with Part 2, Assessment of Property, for the current year, adjusted for current year  
252 incremental value, from the year end taxable value of the real and personal property the  
253 commission assesses in accordance with Part 2, Assessment of Property, for the previous year,

254 adjusted for prior year end incremental value.

255 (c) For purposes of Subsection (9)(a)(ii), the commission shall calculate an amount by  
256 subtracting the total taxable value of real and personal property of a taxpayer the commission  
257 assesses in accordance with Part 2, Assessment of Property, for the current year, from the total  
258 year end taxable value of the real and personal property of a taxpayer the commission assesses  
259 in accordance with Part 2, Assessment of Property, for the previous year.

260 (d) The notification under Subsection (9)(a) shall include a list of taxpayers that meet  
261 the requirement under Subsection (9)(a)(ii).

262 Section 2. Section **59-2-1115** is amended to read:

263 **59-2-1115. Exemption of certain tangible personal property.**

264 (1) As used in this section:

265 (a) (i) "Item of taxable tangible personal property" does not include an improvement to  
266 real property or a part that will become an improvement.

267 (ii) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the  
268 commission may make rules defining the term "item of taxable tangible personal property."

269 (b) (i) "Taxable tangible personal property" means tangible personal property that is  
270 subject to taxation under this chapter.

271 (ii) "Taxable tangible personal property" does not include:

272 (A) tangible personal property required by law to be registered with the state before it  
273 is used on a public highway, public waterway, or public land or in the air;

274 (B) a mobile home as defined in Section [41-1a-102](#); or

275 (C) a manufactured home as defined in Section [41-1a-102](#).

276 (2) (a) In accordance with Utah Constitution, Article XIII, Section 3, Subsection  
277 (2)(a)(vi), which provides that the Legislature may by statute exempt tangible personal property  
278 that, if subject to property tax, would generate an inconsequential amount of revenue, the  
279 Legislature exempts the tangible personal property described in this Subsection (2).

280 (b) The taxable tangible personal property of a taxpayer is exempt from taxation if the  
281 taxable tangible personal property has a total aggregate taxable value per county of [~~\$15,000~~]

282 \$25,000 or less.

283 ~~[(b) In addition to the exemption under Subsection (2)(a), an item of taxable tangible~~  
284 ~~personal property, except for an item of noncapitalized personal property as defined in Section~~  
285 ~~59-2-108, is exempt from taxation if the item of taxable tangible personal property:]~~

286 ~~[(i) has an acquisition cost of \$1,000 or less;]~~

287 ~~[(ii) has reached a percent good of 15% or less according to a personal property~~  
288 ~~schedule published by the commission pursuant to Section 59-2-107; and]~~

289 ~~[(iii) is in a personal property schedule with a residual value of 15% or less.]~~

290 (c) For an item of taxable tangible personal property that is not exempt under  
291 Subsection ~~[(2)(a) or (b)]~~ (2)(b), the item is exempt from taxation if:

292 ~~[(i) (A) the item is owned by a business and is not critical to the actual business~~  
293 ~~operation of the business; or]~~

294 ~~[(B) beginning January 1, 2021;]~~

295 (i) the item is owned by a business and is not critical to the actual business operation of  
296 the business; and

297 (ii) the acquisition cost of the item is less than \$500.

298 ~~[(A) less than \$150; or]~~

299 ~~[(B) beginning January 1, 2021, less than \$500.]~~

300 (3) (a) For a calendar year beginning on or after January 1, ~~[2021]~~ 2023, the  
301 commission shall increase the dollar amount described in Subsection (2)~~[(a)]~~(b):

302 (i) by a percentage equal to the percentage difference between the consumer price  
303 index for the preceding calendar year and the consumer price index for calendar year ~~[2019]~~  
304 2021; and

305 (ii) up to the nearest \$100 increment.

306 (b) For purposes of this Subsection (3), the commission shall calculate the consumer  
307 price index as provided in Sections 1(f)(4) and 1(f)(5), Internal Revenue Code.

308 (c) If the percentage difference under Subsection (3)(a)(i) is zero or a negative  
309 percentage, the consumer price index increase for the year is zero.

310 (4) (a) For the first calendar year in which a taxpayer qualifies for an exemption  
311 described in Subsection (2)[~~(a)~~](b), a county assessor may require the taxpayer to file a signed  
312 statement described in Section 59-2-306.

313 (b) Notwithstanding Section 59-2-306 and subject to Subsection (5), for a calendar  
314 year in which a taxpayer qualifies for an exemption described in Subsection (2)[~~(a)~~](b) after the  
315 calendar year described in Subsection (4)(a), a signed statement described in Section 59-2-306  
316 with respect to the taxable tangible personal property that is exempt under Subsection  
317 (2)[~~(a)~~](b) may only require the taxpayer to certify, under penalty of perjury, that the taxpayer  
318 qualifies for the exemption under Subsection (2)[~~(a)~~](b).

319 (c) If a taxpayer qualifies for an exemption described in Subsection (2)[~~(a)~~](b) for five  
320 consecutive years and files a signed statement for each of those years in accordance with  
321 Section 59-2-306 and Subsection (4)(b), a county assessor may not require the taxpayer to file a  
322 signed statement for each continuing consecutive year for which the taxpayer qualifies for the  
323 exemption.

324 (d) If a taxpayer qualifies for an exemption described in Subsection [~~(2)(b)~~ or] (2)(c)  
325 for an item of tangible taxable personal property, a county assessor may not require the  
326 taxpayer to include the item on a signed statement described in Section 59-2-306.

327 (5) A signed statement with respect to qualifying exempt primary residential rental  
328 personal property is as provided in Section 59-2-103.5.

329 (6) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the  
330 commission may make rules to administer this section and provide for uniform  
331 implementation.

332 Section 3. **Effective date.**

333 This bill takes effect on January 1, 2022.