

1 H.341

2 Introduced by Representative Heath of Westford

3 Referred to Committee on

4 Date:

5 Subject: Taxation; property tax; appraisal value; rolling reappraisals;

6 elimination of common level of appraisal

7 Statement of purpose: This bill proposes to create a system of five-year rolling
8 reappraisals, allowing the eventual elimination of the use of the common level
9 of appraisal in education property tax.

10 An act relating to five-year rolling reappraisals

11 It is hereby enacted by the General Assembly of the State of Vermont:

12 Sec. 1. 32 V.S.A. § 3436(e) is added to read:

13 (e) Municipal assessors and listers shall maintain certification as required
14 by the director, and shall be reimbursed by the state at the rate set in section
15 1010 of this title for per diem and for their allowable travel and meal expenses
16 on days of attendance at assessment education courses offered by the director.

17 Sec. 2. 32 V.S.A. § 4041a is amended to read:

18 § 4041a. REAPPRAISAL

19 * * *

1 (b) If the director of the division of property valuation and review
2 determines that a municipality's education grand list is at a common level of
3 appraisal below 80 percent or has a coefficient of dispersion greater than 20,
4 the municipality shall reappraise its education grand list properties. If the
5 director orders a reappraisal, the director shall send the municipality written
6 notice of the decision. The municipality shall be given 30 days to contest the
7 finding under procedural rules adopted by the director, to develop a
8 compliance plan, or both. If the director accepts a proposed compliance plan
9 submitted by the municipality, the director shall not order commencement of
10 the reappraisal until the municipality has had one year to carry out that plan.
11 Each municipality shall reappraise its education grand list properties on a
12 continuous, five-year rolling reappraisal basis, using a common appraisal
13 methodology determined by the director.

14 (c) If a municipality fails to submit an acceptable plan or fails to carry out
15 the plan, or fails to reappraise on the required rolling schedule, pursuant to
16 subsection (b) of this section, the state shall withhold the education,
17 transportation, and other funds from the municipality until the director certifies
18 that the town has carried out that plan.

19 * * *

1 Sec. 3. REPEAL AND TRANSITION

2 (a) 32 V.S.A. § 5405 (determination of common level of appraisal and
3 coefficient of dispersion) is repealed, effective January 1, 2015.

4 (b) The increase in fair market value of any property reappraised: in 2010
5 shall be added in 20-percent increments to its grand list value over the next
6 five years; in 2011 shall be added in 25-percent increments to its grand list
7 value over the next four years; in 2012 shall be added in 33.3-percent
8 increments to its grand list value over the next three years; and in 2013 shall be
9 added in 50-percent increments to its grand list value over the next two years.

10 (c) By January 1, 2010, the office of legislative council shall provide to the
11 house committee on ways and means and the senate committee on finance
12 draft legislation necessary to remove the common level of appraisal from the
13 calculation of education property tax beginning in 2015.

14 Sec. 4. EFFECTIVE DATE

15 This act shall be effective for appraisals related to grand lists of April 1,
16 2010 and after.