

Senate Joint Resolution 201

Ballot Referral on Partial Assessed Value Exemptions

Background

Oregon Constitution, Article XI, Section 11, derived from 1997 Ballot Measure 50, requires that properties have their maximum-assessed value recalculated (MAV) when there is new property, omitted property, rezoning, lot-line adjustments, partitions, or when the property enters or exits an exemption or special assessment. SJR 201 would ask the voters to change that requirement in the case of partial exemptions of assessed value and property tax credits.

Intent

If the legislature's intent in SJR 201 is only to prevent the recalculation of MAV (reMAV) of properties going in and out of partial exemptions, the proposed constitutional change on page two of the resolution should read as follows, with the addition of "(E)."

(b) Paragraph (c)(E) of subsection (1) of this section and paragraph (a) of this subsection do not apply to a partial exemption of the assessed value of property, or a credit allowed against the ad valorem property taxes owing on property, provided by law.

Otherwise, properties going into or out of partial exemptions or property tax credits might never obtain a MAV or never be subject to other events in Article XI, Section 11(1)(c) and (2) that would trigger a reMAV for any other property.

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