

HOUSE FLOOR AMENDMENT EXPLANATION



Bill Number: **SB 1224**

Olson Floor Amendment

The Rep. Olson Additional COW floor amendment dated April 3, 2025 at 12:30 PM provides clarity on the specific statutes that will be used to calculate the full cash value of the property.

Amendment explanation prepared by Vince Perez

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4/4/2025

ADDITIONAL COW
OLSON FLOOR AMENDMENT
HOUSE OF REPRESENTATIVES AMENDMENTS TO S.B. 1224
(Reference to Senate engrossed bill)

Amendment instruction key:

[GREEN UNDERLINING IN BRACKETS] indicates text added to statute or previously enacted session law.
[Green underlining in brackets] indicates text added to new session law or text restoring existing law.
[GREEN STRIKEOUT IN BRACKETS] indicates new text removed from statute or previously enacted session law.
[Green strikeout in brackets] indicates text removed from existing statute, previously enacted session law or new session law.
<<Green carets>> indicate a section added to the bill.
<<Green strikeout in carets>> indicates a section removed from the bill.

1 The bill as proposed to be amended is reprinted as follows:

2 Section 1. Section 42-13302, Arizona Revised Statutes, is amended
3 to read:

4 42-13302. Determining limited value in cases of
5 modifications, omissions and changes

6 A. In the following circumstances the limited property value shall
7 be established at a level or percentage of full cash value that is
8 comparable to that of other properties of the same or a similar use or
9 classification:

10 1. Property that was erroneously totally or partially omitted from
11 the property tax rolls in the preceding tax year, except as a result of
12 this section.

13 2. Property for which a change in physical, objectively verifiable
14 use has occurred on the property since the preceding tax year. For the
15 purposes of this paragraph and section 42-16002:

16 (a) A change in the occupant or classification of a single-family
17 residence is not a change in use, in and of itself.

18 (b) A change in the classification of a guest ranch as defined in
19 section 42-13551 is not a change in use, in and of itself.

20 3. Property that has been modified by construction, destruction or
21 demolition since the preceding valuation year such that the total value of
22 the modification is equal to or greater than fifteen percent of the full
23 cash value.

1 4. Property that has been split, subdivided or consolidated from
2 January 1 through September 30 of the valuation year, except for cases
3 that result from an action initiated by a governmental entity.

4 5. PROPERTY THAT PREVIOUSLY QUALIFIED FOR PROPERTY VALUATION
5 PROTECTION UNDER ARTICLE IX, SECTION 18, SUBSECTION (7), CONSTITUTION OF
6 ARIZONA, IF TITLE TO THE PROPERTY IS CONVEYED TO A PERSON THAT DOES NOT
7 QUALIFY FOR PROPERTY VALUATION PROTECTION OR THE CURRENT OWNER OF THE
8 PROPERTY NO LONGER QUALIFIES OR DID NOT REAPPLY FOR PROPERTY VALUATION
9 PROTECTION.

10 6. PROPERTY THAT PREVIOUSLY QUALIFIED FOR A STATUTORY VALUATION AND
11 NO LONGER QUALIFIES, UNLESS OTHERWISE PROVIDED IN LAW. FOR THE PURPOSES OF
12 THIS PARAGRAPH, "STATUTORY VALUATION" MEANS A SPECIFIC FORMULA FOR THE
13 CALCULATION OF FULL CASH VALUE ~~[OR LIMITED PROPERTY VALUE]~~ PRESCRIBED IN
14 CHAPTER ~~[11,]~~ 12, 13, ~~[14,]~~ 15~~[, 16, 17, 18]~~ OR 19 OF THIS TITLE.

15 B. In the case of property that is split, subdivided or
16 consolidated after September 30 through December 31 of the valuation year,
17 except for cases that result from an action initiated by a governmental
18 entity, the total limited property value of the new parcel or parcels is
19 the same as the total limited property value of the original parcel or
20 parcels. For the following valuation year, the limited property value
21 shall be established at a level or percentage of full cash value that is
22 comparable to that of other properties of the same or a similar use or
23 classification. The new parcel or parcels shall retain the same
24 value-adding characteristics that applied to the original parcel before
25 being split or consolidated, except as provided in subsection A,
26 paragraph 3 of this section.

27 C. In the case of property that was split, subdivided or
28 consolidated from January 1 through September 30 of the valuation year as
29 a result of an action initiated by a governmental entity, the limited
30 value is the lower of either:

31 1. The level or percentage of full cash value that is comparable to
32 that of other properties of the same or similar use or classification.

33 2. The total limited value for the original parcel or parcels as
34 determined under section 42-13301, and in the following valuation year,
35 the limited property value shall be established pursuant to section
36 42-13301.

37 D. In the case of property that was split, subdivided or
38 consolidated after September 30 through December 31 of the valuation year
39 as a result of an action initiated by a governmental entity, the total
40 limited value for the resulting parcel or parcels is the same as the total
41 limited value for the original parcel or parcels as determined under
42 section 42-13301, and in the following valuation year, the limited
43 property value shall be established as the lower of either:

1 1. The level or percentage of full cash value that is comparable to
2 that of other properties of the same or similar use or classification.

3 2. The limited property value established pursuant to section
4 42-13301.

5 Enroll and engross to conform

6 Amend title to conform

JUSTIN OLSON

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04/03/2025

12:30 PM

C: ED