

CS FOR SENATE BILL NO. 259()

IN THE LEGISLATURE OF THE STATE OF ALASKA
THIRTY-FOURTH LEGISLATURE - SECOND SESSION

BY

**Offered:
Referred:**

Sponsor(s): SENATOR BJORKMAN

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to an optional municipal limit to increases of the full and true value of**
2 **property owned and occupied as a permanent place of abode by a resident."**

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 *** Section 1.** AS 29.45.110 is amended by adding a new subsection to read:

5 (f) A municipality may, by ordinance, prohibit the assessor from increasing
6 the assessed value of real property over the previous year's assessed value by a
7 percentage amount. The percentage amount may not be less than three percent nor
8 more than 10 percent. Notwithstanding (a) of this section or standards adopted by the
9 department under (e) of this section, the full and true value of a property assessed
10 under an ordinance adopted under this subsection is equal to the assessed value. The
11 state may not penalize a municipality for adopting an ordinance under this subsection.
12 An ordinance adopted under this subsection

13 (1) may include other requirements to administer and enforce the
14 ordinance;

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(2) must require that the real property is owned and occupied as a permanent place of abode by a resident who occupies the real property for 185 or more days during a calendar year;

(3) must allow the assessor to increase the assessed value of the property if the property is improved or ownership of the real property is transferred to the estimated price that the property would bring in an open market and under prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels; and

(4) must require the assessor to increase the assessed value of the property every 10 years to the estimated price that the property would bring in an open market and under prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.