

State of Arizona
Senate
Fifty-fourth Legislature
First Regular Session
2019

CHAPTER 306
SENATE BILL 1248

AN ACT

AMENDING SECTION 42-13302, ARIZONA REVISED STATUTES; RELATING TO PROPERTY VALUATION.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

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 use has occurred since the
14 preceding tax year.

15 3. Property that has been modified by construction, destruction or
16 demolition since the preceding valuation year SUCH THAT THE TOTAL VALUE OF
17 THE MODIFICATION IS EQUAL TO OR GREATER THAN FIFTEEN PERCENT OF THE FULL
18 CASH VALUE.

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

22 B. In the case of property that is split, subdivided or
23 consolidated after September 30 through December 31 of the valuation year,
24 except for cases that result from an action initiated by a governmental
25 entity, the total limited property value of the new parcel or parcels
26 shall be the same as the total limited property value of the original
27 parcel or parcels. For the following valuation year, the limited property
28 value shall be established at a level or percentage of full cash value
29 that is comparable to that of other properties of the same or A similar
30 use or classification. The new parcel or parcels shall retain the same
31 value-adding characteristics that applied to the original parcel before
32 being split or consolidated, except as provided in subsection A, paragraph
33 3 of this section.

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

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

40 2. The total limited value for the original parcel or parcels as
41 determined under section 42-13301, and in the following valuation year,
42 the limited property value shall be established pursuant to section
43 42-13301.

1 D. In the case of property that was split, subdivided or
2 consolidated after September 30 through December 31 of the valuation year
3 as a result of an action initiated by a governmental entity, the total
4 limited value for the resulting parcel or parcels is the same as the total
5 limited value for the original parcel or parcels as determined under
6 section 42-13301, and in the following valuation year, the limited
7 property value shall be established as the lower of either:
8 1. The level or percentage of full cash value that is comparable to
9 that of other properties of the same or similar use or classification.
10 2. The limited property value established pursuant to section
11 42-13301.

APPROVED BY THE GOVERNOR JUNE 7, 2019.

FILED IN THE OFFICE OF THE SECRETARY OF STATE JUNE 7, 2019.