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IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 62

BY REVENUE AND TAXATION COMMITTEE

AN ACT RELATING TO THE OCCUPANCY TAX; AMENDING SECTION 63-317, IDAHO CODE, TO REVISE PROVISIONS REGARDING OCCUPANCY TAX PROCEDURES AND TO PROVIDE FOR A CERTAIN NOTIFICATION FROM THE COUNTY ASSESSOR; AMENDING SECTION 63-702, IDAHO CODE, TO AUTHORIZE A REDUCTION IN OCCUPANCY TAXES UNDER CERTAIN CIRCUMSTANCES; AMENDING SECTION 63-703, IDAHO CODE, TO PROVIDE FOR THE DIVISION OF AN OCCUPANCY TAX REDUCTION BETWEEN INDIVIDUALS AND TO MAKE TECHNICAL CORRECTIONS; AMENDING SECTION 63-704, IDAHO CODE, TO REVISE PROVISIONS REGARDING THE AMOUNT OF PROPERTY TAX REDUCTION AND TO PROVIDE FOR AN OCCUPANCY TAX REDUCTION; AMENDING SECTION 63-705, IDAHO CODE, TO PROVIDE FOR AN OCCUPANCY TAX REDUCTION AND TO MAKE TECHNICAL CORRECTIONS; AMENDING SECTION 63-705A, IDAHO CODE, TO REVISE PROVI-SIONS REGARDING A SPECIAL PROPERTY TAX REDUCTION FOR DISABLED VETERANS AND TO PROVIDE FOR AN OCCUPANCY TAX REDUCTION; AMENDING SECTION 63-706, IDAHO CODE, TO PROVIDE A TIME BY WHICH A CLAIM FOR AN OCCUPANCY TAX RE-DUCTION MUST BE FILED; AMENDING SECTION 63-707, IDAHO CODE, TO REVISE PROVISIONS REGARDING A TAX REDUCTION ROLL; AMENDING SECTION 63-709, IDAHO CODE, TO PROVIDE REIMBURSEMENT PROCEDURES FOR THE STATE TAX COM-MISSION REGARDING THE OCCUPANCY TAX AND TO MAKE A TECHNICAL CORRECTION;

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 63-317, Idaho Code, be, and the same is hereby amended to read as follows:

AND DECLARING AN EMERGENCY AND PROVIDING RETROACTIVE APPLICATION.

- 63-317. OCCUPANCY TAX -- PROCEDURES. (1) All real property subject to property taxation shall be valued and taxed based upon its status as of January 1 of each tax year. Improvements, other than additions to existing improvements, constructed upon real property shall not be subject to property taxation during the year of construction other than that portion actually in place as of January 1 of each calendar year; new. New manufactured housing shall not be subject to property taxation during the first year of occupancy if occupied after January 1. For the purposes of this section, "new manufactured housing" means manufactured housing, whether real or personal, never previously occupied.
- (2) There is hereby levied an occupancy tax upon all newly constructed and occupied residential, commercial and industrial structures, including new manufactured housing, except additions to existing improvements or manufactured housing, prorated for the portion of the year for which the structure was occupied. The occupancy tax shall be upon those improvements or new manufactured housing for that portion of the calendar year in which first occupancy occurs. The occupancy tax does not apply to operating property. Improvements that were exempt as of January 1 of the tax year, but that may be subject to occupancy tax during that tax year, shall not be subject to prop-

erty tax as otherwise provided in section 63-602Y, Idaho Code. For the purposes of this section, the term "occupied" means:

- (a) Use of the property by any person as a residence including occupancy of improvements or use in storage of vehicles, boats or household goods, provided such use is not solely related to construction or sale of the property; or
- (b) Use of the property for any business or commercial purpose unrelated to the construction and sale of the property; or
- (c) Any possessory use of the property for which the owner received any compensation or consideration.
- (3) The owner of any newly constructed improvement or new manufactured housing, as described in this section, upon which no occupancy tax has been charged shall report to the county assessor that the improvement or new manufactured housing has been occupied. As soon as practical after receiving such a report, the county assessor shall appraise and determine the market value for assessment purposes.
 - (a) At the time the county assessor determines the market value for assessment purposes of any improvement, he shall allow as an offset against the market value of the improvement the market value of any portion of that improvement which was existing on January 1 and placed upon the property roll.
 - (b) Upon completion of the appraisal and entry of the appraised value on the occupancy tax roll, which roll shall be prepared for property subject to the occupancy tax, the county assessor shall:
 - (i) Nnotify the owner of the appraised value and their the right to appeal the value provided in the appraisal within twenty-eight (28) days of such notification in the manner provided in section 63-501A, Idaho Code, notwithstanding date limitations found in that section, and further shall notify the owner of their the right to apply for the exemption provided in sections 63-602G and 63-602X, Idaho Code. If the owner applies for and meets the requirements for such exemption within thirty (30) days of the notification by the county assessor, the exemption shall be extended to the newly constructed and occupied residential structures in compliance with section 63-602G, Idaho Code, notwithstanding limitations requiring occupancy as of April 15 of the tax year; and (ii) Notify the owner of the right to apply for a reduction of property taxes or occupancy taxes pursuant to chapter 7, title 63,
 - property taxes or occupancy taxes pursuant to chapter 7, title 63, Idaho Code. If the owner applies for and meets the requirements for a tax reduction within thirty (30) days of the notification by the county assessor, the tax reduction roll shall be amended by the county assessor by adding claims submitted pursuant to this section, provided such claims are submitted to the assessor no later than September 1. For claims submitted after that date, the county assessor shall prepare a supplemental tax reduction roll. The supplemental tax reduction roll shall be submitted to the state tax commission along with the claims no later than the first Monday in March of the following tax year. The county assessor and the state tax commission shall calculate a reduction of occupancy

taxes and reimbursement to taxing districts in the same manner as if a claim had been submitted on or before April 15 of the tax year.

- (c) In the event that the owner fails to report to the county assessor that the property is ready for occupancy, the assessor shall notify the county board of equalization, who which may impose as penalty an additional amount equal to five percent (5%) of the tax for each month following the date of first occupancy during which the report is not made, to a maximum of twenty-five percent (25%) of the tax.
- (4) Appeals of the market value for assessment purposes shall be resolved in the same manner as all other appeals of valuation by the board of equalization.
- (5) The occupancy tax calculated upon the values set by the county assessor, and any penalty imposed by the board of equalization shall be collected in the same manner as all other property taxes.
- (6) An occupancy tax lien shall be imposed in the manner provided in section 63-206, Idaho Code.
- (7) Occupancy taxes shall be billed, collected and distributed in the same manner as all other property taxes.
- SECTION 2. That Section 63-702, Idaho Code, be, and the same is hereby amended to read as follows:
- 63-702. <u>REDUCTION IN PROPERTY TAXES OR OCCUPANCY TAXES --</u> CLAIM IS PERSONAL -- EXCEPTIONS.
 - (1) (a) The right to file a claim under the provisions of sections 63-701 through 63-710, Idaho Code, shall be personal to the claimant and shall not survive his death except as otherwise provided in this section. A property tax reduction shall be allowed pursuant to the provisions of sections 63-701 and through 63-710, Idaho Code, if the owner occupies the residential improvements after January 1 but before April 15, and if no other property tax reductions or occupancy tax reductions under this section have been claimed by the owner for the same year.
 - (b) An occupancy tax reduction shall be allowed pursuant to the provisions of sections 63-701 through 63-710, Idaho Code, if the owner occupies the newly constructed residential improvements at any time during the year and has not filed for a property tax reduction or occupancy tax reduction under this section on any other homestead for the same year.
- (2) The right to file a claim under the provisions of sections 63-701 through 63-710, Idaho Code, shall be personal to the claimant and shall not survive his death except:
 - (a) Such right may be exercised on behalf of a living claimant by an agent authorized in writing to so act, by a guardian or other representative acting pursuant to judicial authority or by any person or entity described in section 63-711(3), Idaho Code. If a claimant dies after having filed a timely claim, the amount thereof shall be allowed to his personal representative, if one is appointed, or to surviving heirs or to the trust or other entity owning the property, as appropriate; and
 - (2b) In the case of property owned by an estate, revocable trust, irrevocable trust, limited partnership, limited liability company or corporation, where the deceased person's widow or widower succeeds to the interest of the deceased person in that entity and occupies the dwelling

as required in this chapter, the deceased owner's widow or widower, or any person or entity described in section 63-711(3), Idaho Code, on behalf of that widow or widower:

- (\underline{ai}) May file a claim on behalf of the deceased spouse if the deceased spouse qualified or would have qualified as a claimant \underline{on} January 1 or before April 15 of under subsection (1) of this section in the year in which the claim is filed; or
- (bii) The widow or widower shall be deemed the owner of the property in any year after the year of the death of the spouse.

SECTION 3. That Section 63-703, Idaho Code, be, and the same is hereby amended to read as follows:

- 63-703. PROCEDURE FOR FILING CLAIMS. (1) Any claim filed shall be signed by the claimant or by any person or entity described in section 63-711(3), Idaho Code. By signing such claim, the claimant or other person or entity signing such claim shall attest to the truth of such claim, and shall be subject to the penalties provided by section 18-5401, Idaho Code, for stating as true any material fact known to be false. All claims shall be made on forms prescribed by the state tax commission and shall be in triplicate. One (1) copy of the form shall be provided to the claimant or the person or entity acting on behalf of the claimant, one (1) copy shall be kept for all county purposes, and one (1) copy shall be forwarded to the state tax commission with the property tax reduction roll. Except as provided in section 63-707, Idaho Code, the claim and its documentation shall not be deemed to be public records and may not be used for any commercial purpose; provided however, the state tax commission and the county assessor may use the contents of such claims and documentation for general statistical analysis and may publish such analysis, or any part of such analysis, as appropriate.
- (2) By filing a claim, a claimant does not relinquish any right he or any member of his household may have to apply for a cancellation of property taxes pursuant to section 63-711, Idaho Code. The county commissioners may grant any such claimant, or any member of his household, a cancellation of property taxes, late charges and interest under such section, if a claim has been filed under the provisions of sections 63-701 through 63-710, Idaho Code.
- (3) If two (2) or more individuals of a household are able to meet the qualifications of a claimant, they may decide between themselves who may obtain a reduction in property taxes or occupancy taxes under the provisions of sections 63-701 through 63-710, Idaho Code, and shall certify such division in writing to the county assessor in such form as the county assessor shall require, but if they do not decide between themselves, then the reduction shall be divided equally among or between the claimants in the household or shall be divided as determined under section 63-701(7), Idaho Code, whichever is appropriate.
- (4) When an "owner" is any person who is the beneficiary of a revocable or irrevocable trust, or is a partner of a limited partnership, or member of a limited liability company, or shareholder of a corporation, if such entity holds title in fee simple or holds a certificate of motor vehicle title, and if said person holds at least a five percent (5%) ownership in such entity, he

or she, or any person or entity described in section 63-711(3), Idaho Code, may provide proof of the foregoing as follows:

- (a) If the owner of the homestead is a revocable or irrevocable trust, by an affidavit stating:
 - (i) That the claimant $\underline{}$ or the claimant's spouse, is a beneficiary of the trust; and
 - (ii) That the claimant, or the claimant's spouse, is the occupier of the residential property and uses the property as the primary dwelling place of the occupier as of January 1 or before April 15.

The affidavit shall include the attaching of copies of those portions of the trust which set forth the status of the claimant or the claimant's spouse as beneficiary and which contain the signature page or pages of the trust.

- (b) If the owner is a limited partnership, limited liability company, or corporation, by an affidavit stating the entity holds title in fee simple or holds a certificate of motor vehicle title, and if said person holds at least a five percent (5%) ownership in such entity. The affidavit shall include the attaching of:
 - (i) Proof of the current status of the entity owning the property, including statements from the secretary of state as to such status if appropriate;
 - (ii) Copies of any documents, or portions thereof, relating to the entity including, but not limited to, those portions of the articles of organization or operating agreements of the entity indicating the person's membership or ownership in the entity and the membership or ownership percentage held by such person; and
 - (iii) Copies of any contracts or other agreements between the entity and the claimant or the claimant's spouse including, but not limited to, any portions thereof that show the right of occupancy of the homestead by the person.
- (c) Any other documentation which the county assessor determines would aid the county assessor in carrying out the provisions of this chapter.
- SECTION 4. That Section 63-704, Idaho Code, be, and the same is hereby amended to read as follows:
- 63-704. AMOUNT OF PROPERTY TAX <u>OR OCCUPANCY TAX</u> REDUCTION. (1) Each claimant qualifying for and applying for a reduction in property taxes <u>or occupancy taxes</u> under the provisions of sections 63-701 through 63-710, Idaho Code, shall be allowed a reduction in property taxes on his homestead for the current year only, in the amounts provided by subsection (4) of this section.
- (2) All property taxes <u>and occupancy taxes</u> continue to be the responsibility of the individual taxpayer, and all property taxes continue to be perpetual liens against the property against which assessed, and all property. All taxes may be collected and enforced in the usual manner, if the taxpayer does not receive any property tax reduction as provided under sections 63-701 through 63-710, Idaho Code, or if the taxpayer receives less property tax reduction than the whole amount of property taxes or occupancy taxes he is charged with.
- (3) The claimant property owner's property tax reduction shall be based upon the current year's assessed value and the current year's levy.

(4) Property tax and occupancy tax reductions qualified under sections 63-701 through 63-710, Idaho Code, shall be allowed as set out in section 2, chapter 59, laws of 1992, and adjusted for cost-of-living fluctuations as provided in section 63-705, Idaho Code.

- (5) A claimant who is a veteran with a service-connected disability of one hundred percent (100%) shall also be eligible for a special property tax or occupancy tax reduction, as provided in section 63-705A, Idaho Code.
- SECTION 5. That Section 63-705, Idaho Code, be, and the same is hereby amended to read as follows:
- OR OCCUPANCY TAX REDUCTION AMOUNTS. (1) The state tax commission shall publish adjustments to the income limitations, which shall be the greater of: (a) an individual's income as defined in section 63-701, Idaho Code, of not more than twenty-eight thousand dollars (\$28,000) per household for tax year 2006, and each tax year thereafter; or (b) one hundred eighty-five percent (185%) of the federal poverty guidelines for a household of two (2) for tax year 2006, and each tax year thereafter. The lowest limitation shall allow a maximum reduction of one thousand three hundred twenty dollars (\$1,320) in tax year 2006 and thereafter, or actual property taxes or occupancy taxes, as applicable, whichever is less. Each income limitation and reduction amount shall be prorated based on the basic maximum reduction, in practicable increments so that the highest income limitation will provide for a reduction of one hundred fifty dollars (\$150), or actual property taxes, whichever is less.
- (2) The tax commission shall publish the adjustments required by this section each and every year the secretary of health and human services announces $\frac{1}{3}$ cost-of-living modifications, pursuant to 42 U.S.C. $\frac{415(i)}{1}$. The adjustments shall be published no later than October 1 of each such year and shall be effective for claims filed in and for the following property tax year.
- (3) The publication of adjustments under this section shall be exempt from the provisions of chapter 52, title 67, Idaho Code, but shall be provided to each county and to members of the public upon request and without charge.
- SECTION 6. That Section 63-705A, Idaho Code, be, and the same is hereby amended to read as follows:
- 63-705A. SPECIAL PROPERTY TAX <u>OR OCCUPANCY TAX</u> REDUCTION FOR DISABLED VETERANS. (1) For tax year 2019 and thereafter, regardless of any reduction received under section 63-705, Idaho Code, a veteran with a service-connected disability of one hundred percent (100%) shall receive a special reduction in property taxes <u>or occupancy taxes</u> levied on his homestead, as defined in section 63-701, Idaho Code. The special property tax reduction shall be in the amount of one thousand three hundred twenty dollars (\$1,320) or for the amount of the veteran's actual property taxes <u>or occupancy taxes</u>, <u>as applicable</u>, whichever is less. If a veteran qualifies for property tax reduction under both this section and section 63-705, Idaho Code, the com-

bined property tax reduction amount may not exceed the actual amount of the veteran's property taxes or occupancy taxes on his homestead.

- (2) An applicant for a special property tax $\underline{\text{or occupancy tax}}$ reduction under this section shall comply with all procedural requirements set forth in sections 63-701 through 63-710, Idaho Code, with the exception of any income documentation.
- (3) In the event that a qualified veteran applies for the special property tax reduction in this section but then dies, the veteran's surviving spouse is entitled to receive the special property tax reduction in that year and subsequent years, until such time as the surviving spouse remarries, dies, or no longer has property tax levied on the homestead.
- SECTION 7. That Section 63-706, Idaho Code, be, and the same is hereby amended to read as follows:
- 63-706. TIME REQUIREMENTS FOR FILING CLAIM. (1) Any claim for property tax reduction to be granted under the provisions of sections 63-701 through 63-710, Idaho Code, shall be filed in the office of the county assessor between January 1 and April 15 of each year. If April 15 is a weekend or a certain holiday recognized by the internal revenue service, such claims shall be considered timely filed if filed on the next business day.
- (2) Any claim for occupancy tax reduction to be granted under the provisions of sections 63-701 through 63-710, Idaho Code, shall be governed by the provisions of section 63-317, Idaho Code, but must be filed in the office of the county assessor no later than the fourth Monday in January of the year following the year for which the occupancy tax was levied.
- SECTION 8. That Section 63-707, Idaho Code, be, and the same is hereby amended to read as follows:
- 63-707. PROCEDURE AFTER CLAIM APPROVAL. (1) The county assessor shall prepare a property tax reduction roll, which shall be in addition to the property roll, the subsequent property roll, and missed property rolls, which property. The tax reduction roll shall show:
 - (a) The name of the taxpayer;

- (b) The description of the property for which a reduction in property taxes or occupancy taxes is claimed, suitably detailed to meet the requirements of the individual county;
- (c) The assessor's best estimate of current market value, and any prorated net taxable value of the eligible portion of the property's current market value for assessment purposes;
- (d) The amount of tax reduction for which the applicant is eligible as determined by the income of the claimant and, if married, the claimant's spouse, pursuant to sections 63-704 and 63-705, Idaho Code; and
- (e) The amount of tax reduction for which a disabled veteran homeowner is eligible, pursuant to section 63-705A, Idaho Code.
- (2) Except as provided in section 63-317, Idaho Code, and aAs soon as possible, but in any event by no later than June 1, the property tax reduction roll shall be certified to the county auditor and to the state tax commission in the manner prescribed by rules promulgated by the state tax commission.

The property tax reduction roll shall be accompanied by a copy of the claim forms.

- (3) (a) Except as provided in section 63-317, Idaho Code, and aAs soon as possible, but in any event by no later than the fourth Monday of October, the county auditor shall complete the property tax reduction roll by adding the following information:
 - (i) The current year's levy for the code area in which the property is situated;
 - (ii) The amount of occupancy tax reduction claimed based on the current year's market value for assessment purposes and the current year's levy;
 - (iii) The amount of property tax reduction claimed based on the current year's market value for assessment purposes and the current year's levy; and
 - $(\frac{\text{iiv}}{\text{o}})$ The current year's market value for assessment purposes.
- (b) Except as provided in section 63-317, Idaho Code, and aAs soon as possible, but in any event no later than the fourth Monday of October, the county auditor shall certify the completed property tax reduction roll to the state tax commission in the manner prescribed by rules promulgated by the state tax commission.
- (4) The state tax commission shall determine the total number of claims to be allowed in each county, the dollar amount of each claim allowed, and the total dollar amount for all claims for each county. These amounts shall be certified to the county auditor and tax collector by the state tax commission by no later than the third Monday in November.
- (5) The state tax commission may audit each and every claim submitted to it and, any other provision of law notwithstanding, may utilize income tax returns filed by the claimant or by the claimant's spouse to determine the income of the claimant or the claimant's spouse.
- (6) If it is determined by the state tax commission that a claim is erroneous, the tax commission shall disapprove so much of the claim as necessary in order to conform with statutory standards. The tax commission shall provide the claimant, or the person or entity acting on behalf of the claimant, written notice of the tax commission's intent to disapprove all or a portion of the claim. The claimant, or the person or entity acting on behalf of the claimant, shall have twenty-eight (28) days to make written protest to the tax commission of the intended action. The claimant, or the person or entity acting on behalf of the claimant, may submit additional information and may request an informal hearing with the commission. If the claimant, or the person or entity acting on behalf of the claimant, fails to make written protest within twenty-eight (28) days, the tax commission shall provide written notice of disapproval to the claimant, or the person or entity acting on behalf of the claimant, by the second Monday of October and to the county auditor of the county from which the claim was received. Any claimant, or person or entity acting on behalf of the claimant, whose claim is disapproved in whole or in part by the state tax commission may:
 - (a) File a claim with the county commissioners for a special cancellation pursuant to section 63-711, Idaho Code;

- (b) Appeal such disapproval by the state tax commission to the board of tax appeals or to the district court of the county of residence of the taxpayer within thirty (30) days.
- SECTION 9. That Section 63-709, Idaho Code, be, and the same is hereby amended to read as follows:

- 63-709. REIMBURSEMENT BY STATE TAX COMMISSION. (1) By no later than December 20 of each year, the state tax commission shall pay to the county tax collector of each county one-half (1/2) of the amount due each county as reimbursement for reduction in property taxes as provided in sections 63-701 through 63-710, Idaho Code, as shown on the abstract of property tax reduction roll and claims forms approved by the state tax commission, and shall pay the second one-half (1/2) of such amount by not later than June 20 of the following year.
- (2) The state tax commission may make one (1) lump sum payment by June 20 of the following tax year to the appropriate county tax collector if the reimbursement results from the granting of occupancy tax reduction and the claim was entered on the supplemental roll. Any amount of occupancy tax scheduled to be reimbursed by the state tax commission shall not be subject to late fees, penalties, or interest of any kind.
- SECTION 10. An emergency existing therefor, which emergency is hereby declared to exist, Sections 1 through 8 of this act shall be in full force and effect on and after passage and approval, and retroactively to January 1, 2019. Section 9 shall be in full force and effect on and after July 1, 2019.