

Sixty-sixth  
Legislative Assembly  
of North Dakota

**HOUSE BILL NO. 1481**

Introduced by

Representatives Ertelt, Bellew, Blum, Dockter, Schobinger, Skroch

Senators Dotzenrod, Vedaa

1 A BILL for an Act to amend and reenact section 57-02-27.1 of the North Dakota Century Code,  
2 relating to determination of the true and full valuation of property; and to provide an effective  
3 date.

4 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

5 **SECTION 1. AMENDMENT.** Section 57-02-27.1 of the North Dakota Century Code is  
6 amended and reenacted as follows:

7 **57-02-27.1. Property to be valued at true and full value.**

8 1. All assessors and boards of equalization shall place the values of all items of taxable  
9 property at the true and full value of the property except as otherwise specifically  
10 provided by law, and the amount of taxes that may be levied on such property must be  
11 limited as provided in this chapter. For the purposes of sections 57-02-27, 57-02-27.1,  
12 57-02-27.2, and 57-55-04, the term "true and full value" has the same meaning as  
13 provided in subsection 15 of section 57-02-01, except that "true and full value" of  
14 agricultural lands must be as determined pursuant to section 57-02-27.2.

15 2. The appraised valuation of taxable property must be substituted for the true and full  
16 valuation of the property, as determined by an assessor or board of equalization, if the  
17 owner of the property provides the assessor or a board of equalization an appraisal  
18 prepared by a licensed appraiser, as defined in section 43-23.3-01, which was  
19 completed no longer than three years before the taxable year for which the valuation of  
20 the property is being determined for purposes of taxation. An appraised valuation may  
21 not be substituted for the true and full valuation of the property, as determined by an  
22 assessor or board of equalization, if the property has undergone improvements since  
23 the date the appraisal was prepared or if the appraised valuation is more than ten  
24 percent outside of the tolerance level adopted by the state board of equalization. The

1           board of county commissioners shall provide for a spot check pursuant to section  
2           57-12-01.1 on any property for which an appraised valuation was submitted which was  
3           more than ten percent outside of the tolerance levels adopted by the state board of  
4           equalization. A spot check of property conducted pursuant to this section may not be  
5           conducted using a mass appraisal system of valuation.

6           3. The governing body of the city or township may establish valuations that recognize the  
7           supply of vacant lots available for sale.

8           **SECTION 2. EFFECTIVE DATE.** This Act is effective for taxable years beginning after  
9           December 31, 2018.