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Title.

Prepared by the Legislative Council
staff for Representative Steiner
February 5, 2025

Sixty-ninth
Legislative Assembly
of North Dakota

PROPOSED AMENDMENTS TO

HOUSE BILL NO. 1176

60% Homestead

Introduced by

Representatives Nathe, Hagert, Headland, Lefor, Porter, Stemen, Swiontek, Vigesaa
Senators Bekkedahl, Hogue, Weber, Rummel

12-2

1 A BILL for an Act to create and enact two new sections to chapter 54-27, ~~a new section to~~
2 ~~chapter 57-02~~, and a new section to chapter 57-15 of the North Dakota Century Code, relating
3 to a legacy earnings fund, a legacy property tax relief fund, ~~a primary residence certification~~,
4 and a limitation on property tax levies without voter approval; to amend and reenact section
5 6-09.4-10.1, subsection 1 of section 21-10-06, section ~~57-02-04~~54-27-19.3, subdivision c of
6 subsection 1 of section 57-02-08.1, subdivision b of subsection 2 of section 57-02-08.1, and
7 sections 57-02-08.9, 57-02-08.10, ~~57-02-27, 57-02-27.1, 57-02-53~~, 57-09-04, 57-11-03,
8 57-12-06, and 57-20-07.1 of the North Dakota Century Code, relating to funds invested by the
9 state investment board, ~~property tax definitions~~, the homestead tax credit and renters refund,
10 the primary residence credit, ~~property classifications~~, notices to property owners, and the
11 property tax statement; to repeal sections 21-10-12, 21-10-13, and 57-15-02.2 of the North
12 Dakota Century Code, relating to legacy fund definitions, the legacy earnings fund, and
13 estimated property tax and budget hearing notices; to provide an appropriation; to provide a
14 transfer; to provide an effective date; ~~to provide an expiration date~~; and to declare an
15 emergency.

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

17 **SECTION 1. AMENDMENT.** Section 6-09.4-10.1 of the North Dakota Century Code is
18 amended and reenacted as follows:

1 **6-09.4-10.1. Legacy sinking and interest fund - Debt service requirements - Public**
2 **finance authority.**

3 There is created in the state treasury the legacy sinking and interest fund. The fund consists
4 of all moneys deposited in the fund under section ~~21-10-134~~ of this Act. Moneys in the fund may
5 be spent by the public finance authority pursuant to legislative appropriations to meet the debt
6 service requirements for evidences of indebtedness issued by the authority for transfer to the
7 Bank of North Dakota for allocations to infrastructure projects and programs.

8 **SECTION 2. AMENDMENT.** Subsection 1 of section 21-10-06 of the North Dakota Century
9 Code is amended and reenacted as follows:

10 1. Subject to the provisions of section 21-10-02, the board shall invest the following
11 funds:

- 12 a. State bonding fund.
- 13 b. Teachers' fund for retirement.
- 14 c. State fire and tornado fund.
- 15 d. Workforce safety and insurance fund.
- 16 e. Public employees retirement system.
- 17 f. Insurance regulatory trust fund.
- 18 g. State risk management fund.
- 19 h. Budget stabilization fund.
- 20 i. Water projects stabilization fund.
- 21 j. Health care trust fund.
- 22 k. Cultural endowment fund.
- 23 l. Petroleum tank release compensation fund.
- 24 m. Legacy fund.
- 25 n. ~~Legacy earnings fund.~~
- 26 o. ~~Opioid settlement fund.~~
- 27 p. o. A fund under contract with the board pursuant to subsection 3.

28 **SECTION 3. AMENDMENT.** Section 54-27-19.3 of the North Dakota Century Code is
29 amended and reenacted as follows:

54-27-19.3. Legacy earnings highway distribution fund.

A legacy earnings highway distribution fund is created as a special fund in the state treasury into which must be deposited any allocations of legacy fund earnings made under section 21-10-134 of this Act. Any moneys in the legacy earnings highway distribution fund must be allocated and transferred by the state treasurer, as follows:

1. Sixty percent must be transferred to the department of transportation for deposit in the state highway fund;
2. Ten percent must be transferred to the legacy earnings township highway aid fund;
3. One and five-tenths percent must be transferred to the public transportation fund; and
4. Twenty-eight and five-tenths percent must be allocated to cities and counties using the formula established in subsection 4 of section 54-27-19. Moneys received by counties and cities must be used for roadway purposes in accordance with section 11 of article X of the Constitution of North Dakota.

SECTION 4. A new section to chapter 54-27 of the North Dakota Century Code is created and enacted as follows:

Legacy earnings fund - State treasurer - Legacy fund distribution - Allocations.

1. There is created in the state treasury the legacy earnings fund. The fund consists of all moneys distributed by the state treasurer from the legacy fund pursuant to section 26 of article X of the Constitution of North Dakota. The distribution from the legacy fund on July first of each odd-numbered year must be equal to seven percent of the five-year average value of the legacy fund balance as reported by the state investment board. The average value of the legacy fund balance must be calculated using the fund balance at the end of each fiscal year for the five-year period ending with the most recently completed even-numbered fiscal year.
2. From the amount distributed to the legacy earnings fund under subsection 1, the state treasurer shall allocate funding in July of each odd-numbered year in the following order:
 - a. The first one hundred two million six hundred twenty-four thousand dollars or an amount equal to the amount appropriated from the legacy sinking and interest fund for debt service payments for a biennium, whichever is less, to the legacy sinking and interest fund under section 6-09.4-10.1.

- 1 b. The next two hundred twenty-five million dollars to the general fund to provide
2 support for tax relief initiatives approved by the legislative assembly.
- 3 c. The next one hundred million dollars to the legacy earnings highway distribution
4 fund for allocations under section 54-27-19.3.
- 5 d. The remaining amount to the legacy property tax relief fund under section 35 of
6 this Act.

7 **SECTION 5.** A new section to chapter 54-27 of the North Dakota Century Code is created
8 and enacted as follows:

9 **Legacy property tax relief fund--Intent.**

10 ~~1. There is created in the state treasury the legacy property tax relief fund. The fund~~
11 ~~consists of all moneys allocated to the fund under section 24 of this Act and all moneys~~
12 ~~transferred to the fund by the legislative assembly.~~

13 ~~2. It is the intent of the legislative assembly that:~~

14 ~~a. The primary residence credit under section 57-02-08.9 be increased each~~
15 ~~biennium to provide additional property tax relief using only increased funding~~
16 ~~available from the legacy earnings fund allocation under section 2 of this Act.~~

17 ~~b. After the amount of the primary residence credit under section 57-02-08.9~~
18 ~~exceeds two thousand dollars, future legislative assemblies use additional~~
19 ~~funding available from the legacy earnings fund allocation under section 2 of this~~
20 ~~Act in future biennial budgets to replace a portion or all of the funding transferred~~
21 ~~from the general fund or other sources to the legacy property tax relief fund for~~
22 ~~the primary residence credit.~~

23 ~~3. It is further the intent of the legislative assembly that after providing the amount~~
24 ~~needed for the maximum property tax relief of all eligible taxpayers under the primary~~
25 ~~residence credit under section 57-02-08.9, future legislative assemblies use any~~
26 ~~excess funding available from the legacy earnings fund allocation under section 2 of~~
27 ~~this Act in future biennial budgets to replace a portion or all of the funding from the~~
28 ~~general fund, oil and gas tax revenues, or other sources for:~~

29 ~~a. The state reimbursement of the homestead credit under section 57-02-08.1;~~

30 ~~b. The state reimbursement of the disabled veterans' credit under section~~
31 ~~57-02-08.8;~~

1 ~~_____ c. State funded human services under chapter 50-35; and~~

2 ~~_____ d. The portion of state aid for payments to school districts under chapter 15.1-27-~~
3 ~~attributable to property tax relief.~~

4 ~~_____ SECTION 4. AMENDMENT. Section 57-02-01 of the North Dakota Century Code is-~~
5 ~~amended and reenacted as follows:~~

6 ~~_____ 57-02-01. Definitions.~~

7 ~~_____ As used in this title, unless the context or subject matter otherwise requires:~~

8 ~~_____ 1. "Agricultural property" means platted or unplatted lands used for raising agricultural~~
9 ~~crops or grazing farm animals, except lands platted and assessed as agricultural~~
10 ~~property prior to March 30, 1981, shall continue to be assessed as agricultural~~
11 ~~property until put to a use other than raising agricultural crops or grazing farm animals.-~~
12 ~~Agricultural property includes land on which a greenhouse or other building is located-~~
13 ~~if the land is used for a nursery or other purpose associated with the operation of the~~
14 ~~greenhouse. The time limitations contained in this section may not be construed to-~~
15 ~~prevent property that was assessed as other than agricultural property from being~~
16 ~~assessed as agricultural property if the property otherwise qualifies under this-~~
17 ~~subsection.~~

18 ~~_____ a. Property platted on or after March 30, 1981, is not agricultural property when any~~
19 ~~four of the following conditions exist:~~

20 ~~_____ (1) The land is platted by the owner.~~

21 ~~_____ (2) Public improvements, including sewer, water, or streets, are in place.~~

22 ~~_____ (3) Topsoil is removed or topography is disturbed to the extent that the property-~~
23 ~~cannot be used to raise crops or graze farm animals.~~

24 ~~_____ (4) Property is zoned other than agricultural.~~

25 ~~_____ (5) Property has assumed an urban atmosphere because of adjacent~~
26 ~~residential or commercial development on three or more sides.~~

27 ~~_____ (6) The parcel is less than ten acres [4.05 hectares] and not contiguous to-~~
28 ~~agricultural property.~~

29 ~~_____ (7) The property sells for more than four times the county average true and full-~~
30 ~~agricultural value.~~

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- 1 ——— b. Land that was assessed as agricultural property at the time the land was put to
2 use for extraction of oil, natural gas, or subsurface minerals as defined in section
3 38-12-01 must continue to be assessed as agricultural property if the remainder
4 of the surface owner's parcel of property on which the subsurface mineral activity
5 is occurring continues to qualify for assessment as agricultural property under
6 this subsection.
- 7 ——— 2. "Air carrier transportation property" means the operative property of each airline
8 whose property is assessed for taxation purposes pursuant to chapters 57-06 and
9 57-32.
- 10 ——— 3. "Assessed valuation" means fifty percent of the true and full value of property.
- 11 ——— 4. "Centrally assessed property" means all property which is assessed by the state board
12 of equalization under chapters 57-05, 57-06, and 57-32.
- 13 ——— 5. "Commercial property" means all property, or portions of property, not included in the
14 classes of property defined in subsections 1, 4, 11, and 12.
- 15 ——— 6. "Credits" means and includes every claim and demand for money or other valuable
16 thing, and every annuity or sum of money receivable at stated periods, due or to
17 become due, and all claims and demands secured by deeds or mortgages, due or to
18 become due.
- 19 ——— 7. "Governing body" means a board of county commissioners, city council, board of city
20 commissioners, school board, or board of education, or the similarly constituted and
21 acting board of any other municipality.
- 22 ——— 8. "Money" or "moneys" means gold and silver coin, treasury notes, bank notes, and
23 every deposit which any person owning the same or holding in trust and residing in
24 this state is entitled to withdraw as money or on demand.
- 25 ——— 9. "Municipality" or "taxing district" means a county, city, township, school district, water
26 conservation and flood control district, Garrison Diversion Conservancy District, county
27 park district, joint county park district, irrigation district, park district, rural fire protection
28 district, or any other subdivision of the state empowered to levy taxes.
- 29 ——— 10. "Nonprimary residential property" means residential property, or portions of residential
30 property, not included in the class of property defined in subsection 12.
- 31 ——— 11. "Person" includes a firm, corporation, or limited liability company.

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- 1 ~~11.12.~~ "~~Primary residential property~~" means residential property certified as a primary
2 ~~residence under section 11 of this Act.~~
- 3 ~~13.~~ "~~Railroad property~~" means the operating property, including franchises, of each
4 ~~railroad operated in this state, including any electric or other street or interurban~~
5 ~~railway.~~
- 6 ~~12.14.~~ "~~Residential property~~" means all property, or portions of property, used by an individual
7 ~~or group of individuals as a dwelling, including property upon which a mobile home is~~
8 ~~located but not including hotel and motel accommodations required to be licensed~~
9 ~~under chapter 23-09 nor structures providing living accommodations for four or more~~
10 ~~separate family units nor any tract of land upon which four or more mobile homes are~~
11 ~~located. The term includes nonprimary residential property and primary residential~~
12 ~~property.~~
- 13 ~~13.15.~~ "~~Taxable valuation~~" signifies the valuation remaining after deducting exemptions and
14 ~~making other reductions from the original assessed valuation, and is the valuation~~
15 ~~upon which the rate of levy finally is computed and against which the taxes finally are~~
16 ~~extended.~~
- 17 ~~14.16.~~ "~~Tract~~", "~~lot~~", "~~piece or parcel of real property~~", or "~~piece or parcel of land~~" means any
18 ~~contiguous quantity of land in the possession of, owned by or recorded as the property~~
19 ~~of, the same claimant, person, or company.~~
- 20 ~~15.17.~~ "~~True and full value~~" means the value determined by considering the earning or
21 ~~productive capacity, if any, the market value, if any, and all other matters that affect the~~
22 ~~actual value of the property to be assessed. This shall include, for purposes of arriving~~
23 ~~at the true and full value of property used for agricultural purposes, farm rentals, soil~~
24 ~~capability, soil productivity, and soils analysis.~~
- 25 ~~16.18.~~ "~~Unencumbered cash~~" means the total cash on hand in any fund, less the amount
26 ~~belonging to the fund in closed banks and less the amount of outstanding warrants,~~
27 ~~bills, accounts, and contracts which are chargeable against the fund.~~
- 28 ~~17.19.~~ There shall be a presumption that a unit of land is not a farm unless such unit contains
29 ~~a minimum of ten acres [4.05 hectares], and the taxing authority, in determining~~
30 ~~whether such presumption shall apply, shall consider such things as the present use,~~

1 the adaptability to use, and how similar type properties in the immediate area are
2 classified for tax purposes.

3 **SECTION 6. AMENDMENT.** Subdivision c of subsection 1 of section 57-02-08.1 of the
4 North Dakota Century Code is amended and reenacted as follows:

5 c. The exemption must be determined according to the following schedule:

- 6 (1) If the person's income is not in excess of ~~forty~~fifty thousand dollars, a
7 reduction of one hundred percent of the taxable valuation of the person's
8 homestead up to a maximum reduction of ~~nine thousand~~eleven thousand
9 two hundred fifty dollars of taxable valuation.
10 (2) If the person's income is in excess of ~~forty~~fifty thousand dollars and not in
11 excess of ~~seventy~~eighty thousand dollars, a reduction of fifty percent of the
12 taxable valuation of the person's homestead up to a maximum reduction of
13 ~~four thousand five hundred~~five thousand six hundred twenty-five dollars of
14 taxable valuation.

15 **SECTION 7. AMENDMENT.** Subdivision b of subsection 2 of section 57-02-08.1 of the
16 North Dakota Century Code is amended and reenacted as follows:

17 b. For the purpose of this subsection, twenty percent of the annual rent, exclusive of
18 any federal rent subsidy and of charges for any utilities, services, furniture,
19 furnishings, or personal property appliances furnished by the landlord as part of
20 the rental agreement, whether expressly set out in the rental agreement, must be
21 considered as payment made for property tax. When any part of the twenty
22 percent of the annual rent exceeds four percent of the annual income of a
23 qualified applicant, the applicant is entitled to receive a refund from the state
24 general fund for that amount in excess of four percent of the person's annual
25 income, but the refund may not be in excess of ~~four hundred~~six hundred dollars.
26 If the calculation for the refund is less than five dollars, a minimum of five dollars
27 must be sent to the qualifying applicant.

28 **SECTION 8. AMENDMENT.** Section 57-02-08.9 of the North Dakota Century Code is
29 amended and reenacted as follows:

1 **57-02-08.9. Primary residence credit - Qualification - Application.** ~~(Effective for the~~
2 ~~first two taxable years year beginning after December 31, 20232024)~~

3 1. ~~An individual~~A taxpayer is entitled to a credit of five hundred dollars against the
4 property tax due on the individual's~~taxpayer's~~ primary residence as provided in this
5 section. The credit may:

6 a. ~~Is limited to one thousand five hundred fifty dollarsequal to a sixty percent~~
7 reduction of the property tax due on the taxpayer's primary residence, but the
8 credit may not be less than five hundred dollars.

9 b. ~~May not reduce the property tax due on voter-approved levies.~~

10 ~~c. May not reduce the liability for special assessments levied upon any property.~~

11 ~~d. May not exceed the amount of property tax due against the primary residence.~~

12 The credit must

13 ~~e.c.~~ Must be applied to reduce the property tax owed on the individual's~~taxpayer's~~
14 primary residence after other exemptions or credits under this chapter have been
15 applied.

16 2. For purposes of this section, "primary:

17 a. "Owned" means the individual holds a present ownership interest, including
18 ownership in fee simple, holds a present life estate or other terminable present
19 ownership interest, holds a beneficial interest in a qualifying trust in which the
20 property is held, has an ownership interest in the corporation or passthrough
21 entity that owns the property, or is a purchaser under a contract for deed. The
22 term does not include a mere right of occupancy or a tenancy under a lease.

23 b. (1) "Primary residence" means a dwelling in this state owned and occupied by
24 an individual as that individual's primary place of residence and includes
25 residences taxed under chapter 57-55, including the land, appurtenances,
26 and improvements used in the residential occupancy of the dwelling, that,
27 subject to paragraph 2 and subsection 3 is:

28 (a) Owned by one or more individuals, either directly or, through a
29 beneficial interest in a qualifying trust, or through an ownership
30 interest in a corporation or passthrough entity;

31 (b) Designed or adapted for human residence;

- 1 (c) Used as a residence; and
- 2 (d) Occupied as a primary place of residence by an owner, by an:
- 3 [1] An individual who holds a present ownership interest, including
- 4 ownership in fee simple;
- 5 [2] An individual who has a life estate in the property, or, for:
- 6 [3] For property owned through a beneficial interest in a qualifying
- 7 trust, by a trustor or beneficiary of the trust who qualifies for the
- 8 credit; or
- 9 [4] For property owned through an ownership interest in a
- 10 corporation or passthrough entity, by an individual who holds an
- 11 ownership interest in the corporation or passthrough entity and
- 12 who qualifies for the credit.
- 13 (2) For purposes of the definition of "primary residence" under this
- 14 subdivision term:
- 15 (a) An individual may not have more than one primary residence.
- 16 (b) A primary residence includes a primary residence taxed under
- 17 chapter 57-55.
- 18 c. "Qualifying trust" means a trust:
- 19 (1) In which the agreement, will, or court order creating the trust, an instrument
- 20 transferring property to the trust, or any other agreement that is binding on
- 21 the trustee provides that the trustor of the trust or a beneficiary of the trust
- 22 has the right to use and occupy as the trustor's or beneficiary's primary
- 23 residence rent free and without charge except for taxes and other costs and
- 24 expenses specified in the instrument or court order:
- 25 (a) For life;
- 26 (b) For the lesser of life or a term of years; or
- 27 (c) Until the date the trust is revoked or terminated by an instrument or
- 28 court order that describes the property with sufficient certainty to
- 29 identify it and is recorded in the real property records of the county in
- 30 which the property is located; and

- 1 (2) That acquires the property in an instrument of title or under a court order
2 that:
3 (a) Describes the property with sufficient certainty to identify it and the
4 interest acquired; and
5 (b) Is recorded in the real property records of the county in which the
6 property is located.
- 7 d. "Trustor" means an individual who transfers an interest in real or personal
8 property to a qualifying trust, whether during the individual's lifetime or at death,
9 or the individual's spouse.
- 10 3. An individual who does not reside in the primary residence ~~in this state~~ is eligible for
11 the credit under this section if the individual's absence is due to confinement in a
12 nursing home, hospital, or other care facility, for as long as that confinement lasts and
13 the portion of the primary residence previously occupied by the individual is not rented
14 to another ~~individual~~person.
- 15 4. Only one credit under this section may be applied against the property taxes levied
16 against any primary residence. ~~If a credit under this section is applied against the~~
17 ~~property tax due on a primary residence subject to a real estate transaction, any~~
18 ~~proration of the amount of property tax owed by a buyer or seller must be based on~~
19 ~~the amount of property tax owed after application of the credit under this section.~~A
20 trust, corporation, or passthrough entity may not claim a credit for more than one
21 primary residence under this section.
- 22 5. An individual whose primary residence is a farm structure exempt from taxation under
23 subsection 15 of section 57-02-08 is not eligible for a credit under this section.
- 24 6. The credit may not reduce the liability for special assessments levied upon any
25 property.
- 26 7. a. To apply for a credit under this section, an applicant shall sign and file with the
27 tax commissioner, by April first of each year, an application containing a verified
28 statement of facts establishing the applicant's eligibility as of the date of the
29 claim application on a form and in the manner prescribed by the tax
30 commissioner. ~~The application must be filed:~~

- 1 ~~a. By April 1, 2025, to request a credit for taxable year 2025 for a primary residence~~
2 ~~taxed as real estate under this title or as a mobile home under chapter 57-55.~~
- 3 ~~b. By September 1, 2025, to request a credit for taxable year 2026 for a primary~~
4 ~~residence taxed as a mobile home under chapter 57-55~~ Subject to subsection 8:
- 5 (1) ~~An application must be filed by April 1, 2025, to request a credit beginning in~~
6 ~~taxable year 2025.~~
- 7 (2) ~~For credits after 2025, an application must be filed by April first to request a~~
8 ~~credit beginning:~~
- 9 (a) ~~The taxable year during which the application is filed for a primary~~
10 ~~residence taxed as real estate under this title.~~
- 11 (b) ~~The taxable year succeeding the taxable year during which the~~
12 ~~application is filed for a primary residence taxed as a mobile home~~
13 ~~under chapter 57-55.~~
- 14 8. ~~A credit under this section is valid for the entire taxable year for which the application~~
15 ~~was approved, without regard to any change of ownership of the property which~~
16 ~~occurs after the application date. A credit remains effective for succeeding taxable~~
17 ~~years without the owner filing an application for the credit unless there is a change of~~
18 ~~ownership in a succeeding taxable year.~~
- 19 9. ~~The tax commissioner may request additional documentation from the applicant when~~
20 ~~making the determination of eligibility. Determinations of eligibility for a credit under~~
21 ~~this subsection may be appealed through the equalization and abatement process.~~
- 22 10. ~~The tax commissioner, in consultation with the county auditors, shall prescribe, design,~~
23 ~~and make available all forms necessary to effectuate this section. The tax~~
24 ~~commissioner shall make these forms available upon request.~~
- 25 ~~**SECTION 8. AMENDMENT.** Section 57-02-08.9 of the North Dakota Century Code is~~
26 ~~amended and reenacted as follows:~~
- 27 ~~**57-02-08.9. Primary residence credit – Qualification – Application. (Effective for the**~~
28 ~~**first taxable year beginning after December 31, 2024)**~~
- 29 ~~1. A taxpayer is entitled to a credit against the property tax due on the taxpayer's parcel~~
30 ~~of primary residence residential property as provided in this section. The credit:~~
- 31 ~~a. Is limited to one thousand five hundred fifty dollars.~~

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- 1 ~~_____ b. May not reduce the property tax due on voter-approved levies.~~
- 2 ~~_____ c. May not reduce the liability for special assessments levied upon any property.~~
- 3 ~~_____ d. May not exceed the amount of property tax due against the parcel of primary~~
- 4 ~~residenceresidential property.~~
- 5 ~~_____ e. Must be applied to reduce the property tax owed on the taxpayer's parcel of~~
- 6 ~~primary residenceresidential property after other exemptions or credits under this~~
- 7 ~~chapter have been applied.~~
- 8 ~~_____ 2. For purposes of this section:~~
- 9 ~~_____ a. "Owned" means the individual holds a present ownership interest, including~~
- 10 ~~ownership in fee simple, holds a present life estate or other terminable present~~
- 11 ~~ownership interest, holds a beneficial interest in a qualifying trust, or is a~~
- 12 ~~purchaser under a contract for deed. The term does not include a mere right of~~
- 13 ~~occupancy or a tenancy under a lease.~~
- 14 ~~_____ b. (1) "Primary residence" means a dwelling in this state, including the land,~~
- 15 ~~appurtenances, and improvements used in the residential occupancy of the~~
- 16 ~~dwelling, that is:~~
- 17 ~~_____ (a) Owned by one or more individuals, either directly or through a~~
- 18 ~~beneficial interest in a qualifying trust;~~
- 19 ~~_____ (b) Designed or adapted for human residence;~~
- 20 ~~_____ (c) Used as a residence; and~~
- 21 ~~_____ (d) Occupied as a primary place of residence by an owner, by an~~
- 22 ~~individual who has a life estate in the property, or, for property owned~~
- 23 ~~through a beneficial interest in a qualifying trust, by a trustor or~~
- 24 ~~beneficiary of the trust who qualifies for the credit.~~
- 25 ~~_____ (2) For purposes of the definition of "primary residence" under this subdivision:~~
- 26 ~~_____ (a) An individual may not have more than one primary residence.~~
- 27 ~~_____ (b) A primary residence includes a primary residence taxed under~~
- 28 ~~chapter 57-55.~~
- 29 ~~_____ c. "Qualifying trust" means a trust:~~
- 30 ~~_____ (1) In which the agreement, will, or court order creating the trust, an instrument~~
- 31 ~~transferring property to the trust, or any other agreement that is binding on~~

- 1 the trustee provides that the trustor of the trust or a beneficiary of the trust
2 has the right to use and occupy as the trustor's or beneficiary's primary
3 residence rent free and without charge except for taxes and other costs and
4 expenses specified in the instrument or court order:
- 5 ~~(a) For life;~~
6 ~~(b) For the lesser of life or a term of years; or~~
7 ~~(c) Until the date the trust is revoked or terminated by an instrument or~~
8 ~~court order that describes the property with sufficient certainty to~~
9 ~~identify it and is recorded in the real property records of the county in~~
10 ~~which the property is located; and~~
- 11 ~~(2) That acquires the property in an instrument of title or under a court order~~
12 ~~that:~~
- 13 ~~(a) Describes the property with sufficient certainty to identify it and the~~
14 ~~interest acquired; and~~
15 ~~(b) Is recorded in the real property records of the county in which the~~
16 ~~property is located.~~
- 17 ~~d. "Trustor" means an individual who transfers an interest in real or personal~~
18 ~~property to a qualifying trust, whether during the individual's lifetime or at death,~~
19 ~~or the individual's spouse.~~
- 20 ~~3. An individual who does not reside in the primary residence is eligible for the credit~~
21 ~~under this section if the individual's absence is due to confinement in a nursing home,~~
22 ~~hospital, or other care facility, for as long as that confinement lasts and the portion of~~
23 ~~the primary residence previously occupied by the individual is not rented to another~~
24 ~~person.~~
- 25 ~~4. Only one credit under this section may be applied against the property taxes levied~~
26 ~~against any parcel of primary residenceresidential property. If a credit under this~~
27 ~~section is applied against the property tax due on a parcel of primary~~
28 ~~residenceresidential property subject to a real estate transaction, any proration of the~~
29 ~~amount of property tax owed by a buyer or seller must be based on the amount of~~
30 ~~property tax owed after application of the credit under this section.~~

- 1 — 5. An individual whose primary residence is a farm structure exempt from taxation under
2 subsection 15 of section 57-02-08 is not eligible for a credit under this section.
- 3 — 6. The credit may not reduce the liability for special assessments levied upon any
4 property.
- 5 — 7. To apply for a credit under this section, an applicant shall sign and file with the tax
6 commissioner an application containing a verified statement of facts establishing the
7 applicant's eligibility as of the date of the application on a form and in the manner
8 prescribed by the tax commissioner. The application must be filed:
- 9 — a. By April 1, 2025, to request a credit for taxable year 2025 for a primary residence
10 taxed as real estate under this title or as a mobile home under chapter 57-55.
- 11 — b. By September 1, 2025, to request a credit for taxable year 2026 for a primary
12 residence taxed as a mobile home under chapter 57-55.
- 13 — 8.3. The tax commissioner, in consultation with the county auditors, shall prescribe,
14 design, and make available all forms necessary to effectuate this section. The tax
15 commissioner shall make these forms available upon request.

16 **SECTION 9. AMENDMENT.** Section 57-02-08.10 of the North Dakota Century Code is
17 amended and reenacted as follows:

18 **57-02-08.10. Primary residence credit - Certification - Distribution.** ~~(Effective through~~
19 ~~June 30, 2026)~~ **May 31, 2026)**

- 20 1. By June first of each year ~~June 1, 2025~~, the tax commissioner shall:
- 21 a. ~~Review a sampling of information certified by the county auditor regarding the~~
22 ~~sum of the credits applied against real estate and mobile home taxes levied for~~
23 ~~taxable year 2024 to verify the accuracy of the application of the credit and certify~~
24 ~~to the state treasurer for payment to each county the aggregate dollar amount of~~
25 ~~credits applied against real estate and mobile home taxes levied for taxable year~~
26 ~~2024.~~
- 27 — b. Review the applications received under section 57-02-08.9 ~~for credits to be~~
28 ~~applied against real estate and mobile home taxes levied for taxable year 2025~~
29 and determine which applicants qualify for the credit allowed under section
30 57-02-08.9 ~~for taxable year 2025~~; and
- 31 b.e. Provide to each county auditor:

- 1 (1) A copy of each approved ~~or rejected~~ application under subdivision ~~ab-~~
2 ~~which~~that identifies a primary residence located in the county; and
- 3 (2) The sum of the credits allowed under section 57-02-08.9 in the county for
4 the ~~current~~corresponding taxable year ~~2025~~.
- 5 2. ~~By November 1, 2025, the tax commissioner shall:~~
- 6 ~~a. Review the applications received under section 57-02-08.9 for primary~~
7 ~~residences taxed as mobile homes under chapter 57-55 for credits to be applied~~
8 ~~against taxes levied for taxable year 2026 and determine which applicants qualify~~
9 ~~for the credit allowed under section 57-02-08.9 for taxable year 2026; and~~
- 10 ~~b. Provide to each county auditor:~~
- 11 ~~(1) A copy of each approved application under subdivision a which identifies a~~
12 ~~primary residence taxed under chapter 57-55 located in the county; and~~
- 13 ~~(2) The sum of the credits allowed under section 57-02-08.9 for primary~~
14 ~~residences taxed under chapter 57-55 in the county for taxable year 2026;~~
- 15 ~~3. a. For taxable year 2025:~~
- 16 (1) The county auditor shall apply the credit under section 57-02-08.9 to each
17 primary residence taxed as real estate under this title and identified by the
18 tax commissioner as a qualifying primary residence on the corresponding
19 property tax statement.
- 20 (2) The county auditor shall consider an application received under section
21 57-02-08.9 for a primary residence taxed as a mobile home under chapter
22 57-55 and identified by the tax commissioner as a qualifying primary
23 residence under subdivisions b and c of subsection 1 section 57-02-08.9 in
24 taxable year 2025 as an application for an abatement and refund of taxes in
25 the amount of the credit allowed. The county auditor shall present the
26 application for abatement and refund of taxes to the board of county
27 commissioners at its next regular meeting. The county commissioners shall
28 approve the applications filed under this paragraph as soon as practicable
29 and refunds must be issued without delay according to the procedures in
30 section 57-23-09. The application, notice, and hearing requirements and
31 procedures under chapter 57-23 and sections 57-55-04.1 and 57-55-12 do

- 1 not apply to an application for abatement and refund filed under this
2 paragraph.
- 3 b. For taxable year 2026 years after 2025, the county auditor shall apply the credit
4 under section 57-02-08.9 to each primary residence taxed as a mobile home
5 under chapter 57-55 and identified by the tax commissioner as a qualifying
6 primary residence on the corresponding property tax statement or mobile home
7 tax statement.
- 8 ~~3.4.~~ By January ~~first~~ fifteenth of each year ~~January 15, 2026~~, the county auditor shall certify
9 to the tax commissioner the sum of the credits approved by the tax commissioner
10 under subsection ~~1~~ subdivisions b and c of subsection 1 and under subsection 2 which
11 were applied ~~toward~~ against property taxes owed on primary residences in the county
12 for the ~~preceding~~ corresponding year ~~as provided in subsection 3.~~
- 13 ~~4.5.~~ By June first of each year ~~after 2024~~ May 31, 2026, the tax commissioner shall review
14 a sampling of information provided by the county auditor to verify the accuracy of the
15 application of the credit and certify to the state treasurer for payment to each county
16 the aggregate dollar amount of credits allowed under section 57-02-08.9 in each
17 county for the ~~preceding~~ corresponding year ~~applied against property taxes owed on~~
18 ~~primary residences in the county as provided in subsection 3.~~
- 19 ~~5.6.~~ Within fourteen days of receiving the payment from the state treasurer, but no later
20 than June thirtieth of each year ~~after 2024~~, the county treasurer shall apportion and
21 distribute the payment to the county and to the taxing districts of the county on the
22 same basis as property taxes ~~for the preceding year~~ and mobile home taxes were
23 apportioned and distributed for the taxable year in which the taxes were levied.
- 24 ~~6.7.~~ Supplemental certifications by the county auditor and the tax commissioner and
25 supplemental payments by the state treasurer may be made after the dates prescribed
26 in this section to make corrections necessary because of errors.
- 27 ~~7.8.~~ The county auditors shall provide information requested by the tax commissioner to
28 effectuate this section.
- 29 ~~8.9.~~ The tax commissioner shall prescribe, design, and make available all forms necessary
30 to effectuate this section.

1 — ~~SECTION 10. AMENDMENT.~~ Section 57-02-08.10 of the North Dakota Century Code is
2 amended and reenacted as follows:

3 — ~~57-02-08.10. Primary residence credit - Certification - Distribution. (Effective through~~
4 ~~May 31, 2026)~~

5 — 1. By June 1, 2025, the tax commissioner shall:

6 — a. Review a sampling of information certified by the county auditor regarding the
7 sum of the credits applied against real estate and mobile home taxes levied for
8 taxable year 2024 to verify the accuracy of the application of the credit and certify
9 to the state treasurer for payment to each county the aggregate dollar amount of
10 credits applied against real estate and mobile home taxes levied for taxable year
11 2024.

12 — b. Review the applications received under section 57-02-08.9 for credits to be
13 applied against real estate and mobile home taxes levied for taxable year
14 2025 and determine which applicants qualify for the credit allowed under section
15 57-02-08.9 for taxable year 2025; and

16 — c. Provide to each county auditor:

17 — (1) A copy of each approved application under subdivision b which identifies a
18 primary residence located in the county; and

19 — (2) The sum of the credits allowed under section 57-02-08.9 in the county for
20 taxable year 2025.

21 — 2. By November 1, 2025, the tax commissioner shall:

22 — a. Review the applications received under section 57-02-08.9 for primary
23 residences taxed as mobile homes under chapter 57-55 for credits to be applied
24 against taxes levied for taxable year 2026 and determine which applicants qualify
25 for the credit allowed under section 57-02-08.9 for taxable year 2026; and

26 — b. Provide to each county auditor:

27 — (1) A copy of each approved application under subdivision a which identifies a
28 primary residence taxed under chapter 57-55 located in the county; and

29 — (2) The sum of the credits allowed under section 57-02-08.9 for primary
30 residences taxed under chapter 57-55 in the county for taxable year 2026.

31 — 3. a. For taxable year 2025:

- 1 ~~_____ (1) The county auditor shall apply the credit under section 57-02-08.9 to each~~
2 ~~primary residence taxed as real estate under this title and identified by the~~
3 ~~tax commissioner as a qualifying primary residence on the corresponding~~
4 ~~property tax statement.~~
- 5 ~~_____ (2) The county auditor shall consider an application received under section~~
6 ~~57-02-08.9 for a primary residence taxed as a mobile home under chapter~~
7 ~~57-55 and identified by the tax commissioner as a qualifying primary~~
8 ~~residence under subdivisions b and c of subsection 1 as an application for~~
9 ~~an abatement and refund of taxes in the amount of the credit allowed. The~~
10 ~~county auditor shall present the application for abatement and refund of~~
11 ~~taxes to the board of county commissioners at its next regular meeting. The~~
12 ~~county commissioners shall approve the applications filed under this~~
13 ~~paragraph as soon as practicable and refunds must be issued without delay~~
14 ~~according to the procedures in section 57-23-09. The application, notice,~~
15 ~~and hearing requirements and procedures under chapter 57-23 and~~
16 ~~sections 57-55-04.1 and 57-55-12 do not apply to an application for~~
17 ~~abatement and refund filed under this paragraph.~~
- 18 ~~_____ b. For taxable year 2026, the~~The county auditor shall apply the credit under section
19 ~~57-02-08.9 to each primary residence taxed as a mobile home under chapter~~
20 ~~57-55 and identified by the tax commissioner as a qualifying primary~~
21 ~~residence~~parcel of primary residential property on the corresponding property tax
22 ~~statement or mobile home tax statement.~~statement or mobile home tax statement.
- 23 ~~4.2. By January 15, 2026~~fifteenth of each year, the county auditor shall certify to the tax
24 ~~commissioner the sum of the credits approved by the tax commissioner under~~
25 ~~subdivisions b and c of subsection 1 and subsection 2 which~~that were applied against
26 ~~property taxes owed on primary residences in the county as provided in~~
27 ~~subsection 3~~for:
- 28 ~~_____ a. The preceding taxable year for primary residential property taxed as real estate~~
29 ~~under this title.~~under this title.
- 30 ~~_____ b. The current taxable year for primary residential property taxed as a mobile home~~
31 ~~under chapter 57-55.~~under chapter 57-55.

1 ~~5.3.~~ By May 31, 2026~~thirty first of each year~~, the tax commissioner shall review a sampling
2 of information provided by the county auditor to verify the accuracy of the application
3 of the credit and certify to the state treasurer for payment to each county the
4 aggregate dollar amount of credits applied against property taxes owed on primary
5 residences in the county as provided~~certified by the counties~~ in subsection 32.

6 ~~6.4.~~ Within fourteen days of receiving the payment from the state treasurer, but no later
7 than June thirtieth of each year, the county treasurer shall apportion and distribute the
8 payment to the county and to the taxing districts of the county on the same basis as
9 property taxes and mobile home taxes were apportioned and distributed for the
10 taxable year in which the taxes were levied.

11 ~~7.5.~~ Supplemental certifications by the county auditor and the tax commissioner and
12 supplemental payments by the state treasurer may be made after the dates prescribed
13 in this section to make corrections necessary because of errors.

14 ~~8.6.~~ The county auditors shall provide information requested by the tax commissioner to
15 effectuate this section.

16 ~~9.7.~~ The tax commissioner shall prescribe, design, and make available all forms
17 necessary to effectuate this section.

18 ~~SECTION 11.~~ A new section to chapter 57-02 of the North Dakota Century Code is created
19 and enacted as follows:

20 ~~**Primary residence certification - Eligibility for primary residential property**~~
21 ~~**classification - Application:**~~

22 ~~1.~~ ~~To be eligible for a primary residential property classification under this chapter, a~~
23 ~~primary residence must be certified by the county director of tax equalization as~~
24 ~~provided in this section.~~

25 ~~2.~~ ~~A dwelling does not lose its character as a primary residence if the owner of the~~
26 ~~dwelling does not reside in the primary residence because the individual is confined in~~
27 ~~a nursing home, hospital, or other care facility, for as long as that confinement lasts~~
28 ~~and the portion of the primary residence previously occupied by the individual is not~~
29 ~~rented to another person.~~

30 ~~3.~~ ~~To be certified as a primary residence and eligible for the primary residential property~~
31 ~~classification under this chapter, an owner shall sign and file with the tax commissioner~~

- 1 ~~an application containing a verified statement of facts establishing the owner's~~
2 ~~property meets the eligibility requirements to be considered a primary residence under~~
3 ~~this section as of the date of the application on a form and in the manner prescribed by~~
4 ~~the tax commissioner.~~
- 5 ~~a. An application for primary residence certification must be filed by February first of~~
6 ~~each year to request a primary residence certification for:~~
- 7 ~~(1) The taxable year during which the application is filed for a primary residence~~
8 ~~taxed as real estate under this title.~~
- 9 ~~(2) The taxable year succeeding the taxable year during which the application~~
10 ~~is filed for a primary residence taxed as a mobile home under chapter~~
11 ~~57-55.~~
- 12 ~~b. As soon as practicable after receiving the applications, no later than February~~
13 ~~twenty-eighth of each year, the tax commissioner shall:~~
- 14 ~~(1) Review the applications received under this subsection and determine~~
15 ~~which applicants qualify for the primary residence certification; and~~
- 16 ~~(2) Provide to each county director of tax equalization a copy of each approved~~
17 ~~or rejected application received under this subsection which identifies~~
18 ~~property located in the county.~~
- 19 ~~c. Within fifteen days of receipt of the applications from the tax commissioner under~~
20 ~~paragraph 2 of subdivision b, no later than March fifteenth of each year, the~~
21 ~~county director of tax equalization shall notify the applicant of the approval or~~
22 ~~denial of the application and reflect the appropriate classification of the property~~
23 ~~on the assessment list.~~
- 24 ~~d. The tax commissioner may request additional documentation from the applicant~~
25 ~~when making the determination of eligibility.~~
- 26 ~~e. Determinations of eligibility under this subsection may be appealed through the~~
27 ~~informal equalization process and formal abatement process.~~
- 28 ~~4. A primary residence certification under this section is valid for the entire taxable year~~
29 ~~for which the application for certification was approved, without regard to any change~~
30 ~~of ownership of the property which occurs after the application for certification was~~
31 ~~approved.~~

- 1 ~~5. The tax commissioner shall prescribe, design, and make available all forms necessary~~
2 ~~to effectuate this section. Application forms must include the full name and address of~~
3 ~~the applicant and any other information prescribed by the tax commissioner. The~~
4 ~~county director of tax equalization shall make these forms available to applicants upon~~
5 ~~request.~~
- 6 ~~6. For purposes of this section:~~
- 7 ~~a. "Owned" means the individual holds a present ownership interest, including~~
8 ~~ownership in fee simple, holds a present life estate or other terminable present~~
9 ~~ownership interest, holds a beneficial interest in a qualifying trust, or is a~~
10 ~~purchaser under a contract for deed. The term does not include a mere right of~~
11 ~~occupancy or a tenancy under a lease.~~
- 12 ~~b. (1) "Primary residence" means a dwelling in this state, including the land,~~
13 ~~appurtenances, and improvements used in the residential occupancy of the~~
14 ~~dwelling, which is not exempt from property taxes as a farm residence and,~~
15 ~~subject to subsection 2 and paragraph 2, as of the assessment date of the~~
16 ~~taxable year, is:~~
- 17 ~~(a) Owned by one or more individuals, either directly or through a~~
18 ~~beneficial interest in a qualifying trust;~~
- 19 ~~(b) Designed or adapted for human residence;~~
- 20 ~~(c) Used as a residence; and~~
- 21 ~~(d) Occupied as a primary place of residence by an owner, an individual~~
22 ~~who has a life estate in the property, or, for property owned through a~~
23 ~~beneficial interest in a qualifying trust, by a trustor or beneficiary of the~~
24 ~~trust who qualifies for the exemption.~~
- 25 ~~(2) For purposes of the term:~~
- 26 ~~(a) An individual may not have more than one primary residence.~~
- 27 ~~(b) A primary residence includes a primary residence taxed under~~
28 ~~chapter 57-55.~~
- 29 ~~c. "Qualifying trust" means a trust:~~
- 30 ~~(1) In which the agreement, will, or court order creating the trust, an instrument~~
31 ~~transferring property to the trust, or any other agreement that is binding on~~

1 ~~the trustee provides that the trustor of the trust or a beneficiary of the trust~~
2 ~~has the right to use and occupy as the trustor's or beneficiary's primary~~
3 ~~residence rent free and without charge except for taxes and other costs and~~
4 ~~expenses specified in the instrument or court order:~~

5 ~~(a) For life;~~

6 ~~(b) For the lesser of life or a term of years; or~~

7 ~~(c) Until the date the trust is revoked or terminated by an instrument or~~
8 ~~court order that describes the property with sufficient certainty to~~
9 ~~identify it and is recorded in the real property records of the county in~~
10 ~~which the property is located; and~~

11 ~~(2) That acquires the property in an instrument of title or under a court order~~
12 ~~that:~~

13 ~~(a) Describes the property with sufficient certainty to identify it and the~~
14 ~~interest acquired; and~~

15 ~~(b) Is recorded in the real property records of the county in which the~~
16 ~~property is located;~~

17 ~~d. "Trustor" means an individual who transfers an interest in real or personal~~
18 ~~property to a qualifying trust, whether during the individual's lifetime or at death,~~
19 ~~or the individual's spouse.~~

20 ~~**SECTION 12. AMENDMENT.** Section 57-02-27 of the North Dakota Century Code is~~
21 ~~amended and reenacted as follows:~~

22 ~~**57-02-27. Property to be valued at a percentage of assessed value -- Classification of**~~
23 ~~**property -- Limitation on valuation of annexed agricultural lands.**~~

24 ~~1. All property subject to taxation based on the value thereof must be valued as follows:~~

25 ~~1. a. All primary residential property and nonprimary residential property to be valued~~
26 ~~at nine percent of assessed value. If any property is used for both primary~~
27 ~~residential, nonprimary residential, and nonresidential purposes, the valuation~~
28 ~~must be prorated accordingly.~~

29 ~~2. b. All agricultural property to be valued at ten percent of assessed value as~~
30 ~~determined pursuant to section 57-02-27.2.~~

31 ~~3. c. All commercial property to be valued at ten percent of assessed value.~~

1 — ~~4. d.~~ All centrally assessed property to be valued at ten percent of assessed value
2 except as provided in section 57-06-14.1.

3 — ~~2.~~ The resulting amounts must be known as ~~resulting from the calculation under~~
4 ~~subsection 1~~ are the taxable valuation.

5 — ~~3.~~ In determining the assessed value of real and personal property, except agricultural
6 property, the assessor may not adopt a lower or different standard of value because
7 the same is to serve as a basis of taxation, nor may the assessor adopt as a criterion
8 of value the price at which said property would sell at auction, or at forced sale, or in
9 the aggregate with all the property in the town or district, but the assessor shall value
10 each article or description by itself, and at such sum or price as the assessor believes
11 the same to be fairly worth in money. In assessing any tract or lot of real property,
12 there must be determined the value of the land, exclusive of improvements, and the
13 value of all taxable improvements and structures thereon, and the aggregate value of
14 the property, including all taxable structures and other improvements, excluding the
15 value of crops growing upon cultivated lands. In valuing any real property upon which
16 there is a coal or other mine, or stone or other quarry, the same must be valued at
17 such a price as such property, including the mine or quarry, would sell for at a fair
18 voluntary sale for cash. Agricultural lands within the corporate limits of a city which are
19 not platted constitute agricultural property and must be so classified and valued for
20 ad valorem property tax purposes until such lands are put to another use. Agricultural
21 lands, whether within the corporate limits of a city or not, which were platted and
22 assessed as agricultural property prior to March 30, 1981, must be assessed as
23 agricultural property for ad valorem property tax purposes until put to another use.
24 Such valuation must be uniform with the valuation of adjoining unannexed agricultural
25 land.

26 — **SECTION 13. AMENDMENT.** Section 57-02-27.1 of the North Dakota Century Code is
27 amended and reenacted as follows:

28 — **57-02-27.1. Property to be valued at true and full value.**

29 — ~~1.~~ All assessors and boards of equalization shall place the values of all items of taxable
30 property at the true and full value of the property except as otherwise specifically
31 provided by law, and the amount of taxes that may be levied on such property must be

1 ~~limited as provided in this chapter. For the purposes of sections 57-02-27, 57-02-27.1,~~
2 ~~57-02-27.2, and 57-55-04, the term "true and full value" has the same meaning as~~
3 ~~provided in subsection 15 of section 57-02-01, except that "true and full value" of~~
4 ~~agricultural lands must be as determined pursuant to section 57-02-27.2.~~

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

7 **SECTION 10. AMENDMENT.** Section 57-02-53 of the North Dakota Century Code is
8 amended and reenacted as follows:

9 **57-02-53. Assessment increase and budget hearing notice to property owner.**

- 10 1. a. ~~When any assessor has increased the true and full valuation of any lot or tract~~
11 ~~of land and improvements to an amount that is an increase of three thousand dollars~~
12 ~~or more and ten percent or more from the amount of the previous year's assessment,~~
13 ~~the~~On or before March first of each year the governing body of a taxing district shall
14 ~~provide to the assessor in each township, city, or county in which the taxing district has~~
15 ~~taxable property the date, time, and location of the taxing district's public hearing on its~~
16 ~~property tax levy, which may be no earlier than September seventh. A taxing district~~
17 ~~that fails to provide the information required under this subsection on or before August~~
18 ~~tenth may not impose a property tax levy in a greater amount of dollars than was~~
19 ~~imposed by the taxing district in the prior year.~~
- 20 2. An assessor shall deliver written notice of the amount of increase and the:
- 21 a. The amount of the previous~~current~~ year's assessment to the property owner at
22 the expense of the assessment district for which the assessor is employed of
23 each parcel of taxable property, including improvements, which has been
24 assessed by the assessor.
- 25 b. The date, time, and location of the taxing district's public hearing on its property
26 tax levy, which may be no earlier than September seventh.
- 27 3. Delivery of written notice to a property owner under this subdivision~~section~~ must be
28 completed at least fifteen days before the meeting of the local board of equalization.
- 29 b. ~~If written notice by the assessor was not required under subdivision a and action~~
30 ~~by the township, city, or county board of equalization or order of the state board~~
31 ~~of equalization has increased the true and full valuation of any lot or tract of land~~

1 and improvements to an amount that results in a cumulative increase of three
2 thousand dollars or more and ten percent or more from the amount of the
3 previous year's assessment, written notice of the amount of increase and the
4 amount of the previous year's assessment must be delivered to the property
5 owner. The written notice under this subdivision must be mailed or delivered at
6 the expense of the township, city, or county that made the assessment increase
7 or at the expense of the township, city, or county that was ordered to make the
8 increase by the state board of equalization. Delivery of written notice to a
9 property owner under this subdivision must be completed within fifteen days after
10 the meeting of the township, city, or county board of equalization that made or
11 ordered the assessment increase and within thirty days after the meeting of the
12 state board of equalization, if the state board of equalization ordered the
13 assessment increase.

14 e.4. The tax commissioner shall prescribe suitable forms for written notices under this
15 ~~subsection~~section. The written notice under ~~subdivision a~~this section must show
16 ~~the~~contain:

- 17 a. The true and full value of the parcel of taxable property, including improvements,
18 that the assessor determined for the current year and for the previous year and
19 must also show the,
- 20 b. The date prescribed by law for the meeting of the local board of equalization of
21 the assessment district in which the parcel of taxable property is located and the
22 meeting date of the county board of equalization.
- 23 c. The date, time, and location of the public budget hearing for each of the taxing
24 districts in which the property owner's parcel of taxable property is located and
25 the location at which the taxing district's budget will be available for review.
- 26 d. A statement that there will be an opportunity for citizens to present oral or written
27 comments regarding each taxing district's property tax levy at the public budget
28 hearing of each taxing district.

29 d.5. Delivery of written notice under this section must be by personal delivery to the
30 property owner, mail addressed to the property owner at the property owner's
31 last-known address, or electronic mail to the property owner directed with verification

1 of receipt to an electronic mail address at which the property owner has consented to
2 receive notice.

3 ~~2. The form of notice prescribed by the tax commissioner must require a statement to~~
4 ~~inform the taxpayer that an assessment increase may mean property taxes on the~~
5 ~~parcel will increase. The notice may contain an estimate of a tax increase resulting~~
6 ~~from the assessment increase.~~

7 6. If a parcel of taxable property is owned by more than one owner, notice may be sent to
8 only one owner of the property. Failure of an owner to receive a notice under this
9 section does not relieve the owner of property tax liability or modify the qualifying date
10 under section 57-20-09 for which an owner may receive a discount for early payment
11 of tax.

12 **SECTION 11. AMENDMENT.** Section 57-09-04 of the North Dakota Century Code is
13 amended and reenacted as follows:

14 **57-09-04. Duties of board –~~Limitation on increase~~ – Notice.**

15 The township board of equalization shall ascertain whether all taxable property in its
16 township has been properly placed upon the assessment list and duly valued by the assessor.
17 In case any real property has been omitted by inadvertence or otherwise, the board shall place
18 the same upon the list with the true value thereof. The board shall proceed to correct the
19 assessment so that each tract or lot of real property is entered on the assessment list at the true
20 value thereof. ~~The board may not increase the valuation returned by the assessor to an amount~~
21 ~~that results in a cumulative increase of more than fifteen percent from the amount of the~~
22 ~~previous year's assessment without giving the owner or the owner's agent reasonable notice~~
23 ~~and opportunity to be heard regarding the intention of the board to increase it. All complaints~~
24 ~~and grievances of residents of the township must be heard and decided by the board and it may~~
25 ~~make corrections as appear to be just. Complaints by nonresidents with reference to the~~
26 ~~assessment of any real property and complaints by others with reference to any assessment~~
27 ~~made after the meeting of the township board of equalization must be heard and determined by~~
28 ~~the county board of equalization. The board must comply with any requirement for notice of an~~
29 ~~assessment increase under section 57-02-53.~~

30 **SECTION 12. AMENDMENT.** Section 57-11-03 of the North Dakota Century Code is
31 amended and reenacted as follows:

1 **57-11-03. Duties of board –~~Limitation on increase – Notice.~~**

2 At its meeting, the board of equalization shall proceed to equalize and correct the
3 assessment roll. It may change the valuation and assessment of any real property upon the roll
4 by increasing or diminishing the true and full valuation thereof as is reasonable and just to
5 render taxation uniform; ~~except that the board may not increase the valuation of any property~~
6 ~~returned by the assessor to an amount that results in a cumulative increase of more than fifteen~~
7 ~~percent from the amount of the previous year's assessment without first giving the owner or the~~
8 ~~owner's agent reasonable notice and opportunity to be heard regarding the intention of the~~
9 ~~board to increase it.~~ All complaints and grievances of residents of the city must be heard and
10 decided by the board and it may make corrections as appear to be just. Complaints by
11 nonresidents with reference to the assessment of any real property and complaints by others
12 with reference to any assessment made after the meeting of the city board of equalization must
13 be heard and determined by the county board of equalization. ~~The board shall comply with any~~
14 ~~requirement for notice of an assessment increase under section 57-02-53.~~

15 **SECTION 13. AMENDMENT.** Section 57-12-06 of the North Dakota Century Code is
16 amended and reenacted as follows:

17 **57-12-06. County board of equalization - Equalizing between assessment districts**
18 ~~and between properties –Limitation on increase – Notice.~~

19 1. The rules prescribed in section 57-12-05 apply when the board of county
20 commissioners is equalizing assessments between the several assessment and taxing
21 districts in the county provided that in such case, except as otherwise provided in
22 subsection 2, the board may raise or lower the valuation of classes of property only so
23 as to equalize the assessments as between districts. ~~If the board orders an increase~~
24 ~~under this subsection, the board must comply with any requirement for notice of an~~
25 ~~assessment increase under section 57-02-53.~~

26 2. Notwithstanding any other provision of this section:

27 a. The county board of equalization after notice to the local board of equalization
28 may reduce the assessment on any separate piece or parcel of real estate even
29 though such property was assessed in a city or township having a local board of
30 equalization. The county board of equalization may not reduce any such
31 assessment unless the owner of the property or the person to whom it was

- 1 assessed first appeals to the county board of equalization, either by appearing
2 personally or by a representative before the board or by mail or other
3 communication to the board, in which the owner's reasons for asking for the
4 reduction are made known to the board. The proceedings of the board shall show
5 the manner in which the appeal was made known to the board and the reasons
6 for granting any reduction in any such assessment.
- 7 b. The county board of equalization after notice to the local board of equalization
8 may increase the assessment on any separate piece or parcel of real property
9 even though such property was assessed in a city or township having a local
10 board of equalization. ~~The county board of equalization may not increase the~~
11 ~~valuation returned by the assessor or the local board of equalization to an~~
12 ~~amount that results in a cumulative increase of more than fifteen percent from the~~
13 ~~amount of the previous year's assessment without giving the owner or the~~
14 ~~owner's agent notice by mail to the owner of the property that such person may~~
15 ~~appear before the board on the date designated in the notice, which date must be~~
16 ~~at least five days after the mailing of the notice. The county auditor as clerk of the~~
17 ~~board shall send such notice to the person or persons concerned. If the board~~
18 ~~orders an increase under this subdivision, the board must comply with any~~
19 ~~requirement for notice of an assessment increase under section 57-02-53.~~
- 20 c. If the county board of equalization during the course of its equalization sessions
21 determines that any property of any person has been listed and assessed in the
22 wrong classification, it shall direct the county auditor to correct the listing so as to
23 include such assessment in the correct classification.
- 24 3. The owner of any separate piece or parcel of real estate that has been assessed may
25 appeal the assessment thereon to the state board of equalization as provided in
26 section 57-13-04; provided, however, that such owner has first appealed the
27 assessment to the local equalization board of the taxing district in which the property
28 was assessed and to the county board of equalization of the county in which the
29 property was assessed. Notwithstanding this requirement, an owner of property which
30 has been subjected to a new assessment authorized under section 57-14-08 may

- 1 e. The levy, not to exceed one mill, for the Garrison Diversion Conservancy District,
2 authorized by section 57-15-26.8.
- 3 f. Taxes or special assessments levied to pay the principal and interest on any
4 obligations of any political subdivision, including taxes levied for deficiencies in
5 special assessment and improvement district funds and revenue bond and
6 reserve funds.
- 7 g. Taxes levied pursuant to law for the proportion of the cost to any taxing district for
8 a special improvement project by general taxation.
- 9 h. Taxes levied under sections 40-24-10, 40-43-01, and 57-15-41, and chapter
10 61-16.1.
- 11 3. A majority of the qualified electors in a taxing district, at a regular or special election of
12 the taxing district, may approve a property tax levy exceeding the limitation under
13 subsection 1 for only one taxable year. The ballot measure must state the proposed
14 percentage increase and the proposed dollar amount increase exceeding the limitation
15 under subsection 1.
- 16 4. A city or county may not supersede or modify the application of this section under
17 home rule authority.
- 18 5. For purposes of this section:
- 19 a. "Adjusted year levy" means amount of property tax levied in dollars by the taxing
20 district in the preceding taxable year adjusted as follows:
- 21 (1) When property and improvements to property which were not taxable in the
22 preceding taxable year are taxable in the current year, the amount levied in
23 dollars in the preceding taxable year by the taxing district must be increased
24 to reflect the taxes that would have been imposed against the additional
25 taxable valuation attributable to that property at the mill rate applied to all
26 property in the preceding taxable year, excluding the mill rate associated
27 with:
- 28 (a) Any irrepealable tax levied to pay bonded indebtedness levied under
29 section 16 of article X of the Constitution of North Dakota.

- 1 **(b)** A tax levied for the one-mill levy for the state medical center
2 authorized by section 10 of article X of the Constitution of North
3 Dakota.
- 4 **(2)** When a property tax exemption existed in the preceding taxable year which
5 has been reduced or no longer exists for the current taxable year, the
6 amount levied in dollars in the preceding taxable year by the taxing district
7 must be increased to reflect the taxes that would have been imposed
8 against the portion of the taxable valuation of the property which is no
9 longer exempt at the mill rate applied to all property in the preceding taxable
10 year, excluding the mill rate associated with:
- 11 **(a)** Any irrepealable tax levied to pay bonded indebtedness levied under
12 section 16 of article X of the Constitution of North Dakota.
- 13 **(b)** A tax levied for the one-mill levy for the state medical center
14 authorized by section 10 of article X of the Constitution of North
15 Dakota.
- 16 **(3)** When property that was taxable in the preceding taxable year is not taxable
17 for the current taxable year, the amount levied in dollars in the preceding
18 taxable year by the taxing district must be reduced by the amount of taxes
19 that were imposed against the taxable valuation of that property in the
20 preceding taxable year.
- 21 **(4)** When a temporary mill levy increase, excluding an increase under this
22 section, authorized by the electors of the taxing district or mill levy
23 imposition authority under state law existed in the preceding taxable year
24 but is no longer applicable or has been reduced, the amount levied in
25 dollars in the preceding taxable year by the taxing district must be adjusted
26 to reflect the expired temporary mill levy increase and the eliminated or
27 reduced mill levy under state law before the percentage increase allowable
28 under this subsection is applied.
- 29 **b.** "Allowable percentage limit" means three percent.

- 1 c. "Base year levy" means the highest amount of property tax levied in dollars by a
2 taxing district in the three taxable years immediately preceding the current
3 taxable year.
- 4 d. "Excess percentage increase" means the difference, rounded to the nearest
5 hundredth of a percent, between:
- 6 (1) The allowable percentage limit; and
7 (2) The difference between the actual amount of property tax levied in dollars
8 and the greater of the base year levy or the adjusted year levy with the
9 resulting difference under this paragraph divided by the greater of the base
10 year levy or adjusted year levy.
- 11 e. "Proposed percentage increase" means the difference, rounded to the nearest
12 hundredth of a percent, between:
- 13 (1) The difference between the amount of property tax in dollars proposed to be
14 levied by the governing board of the taxing district and the greater of the
15 base year levy or the adjusted year levy with the resulting difference under
16 this paragraph divided by the greater of the base year levy or adjusted year
17 levy; and
- 18 (2) The allowable percentage limit.
- 19 f. "Taxing district" means any political subdivision empowered to levy taxes.

20 **SECTION 15. AMENDMENT.** Section 57-20-07.1 of the North Dakota Century Code is
21 amended and reenacted as follows:

22 **57-20-07.1. County treasurer to mail real estate tax statement - Contents of statement.**

- 23 1. On or before December twenty-sixth of each year, the county treasurer shall mail a
24 real estate tax statement to the owner of each parcel of real property at the owner's
25 last-known address. The form of the real estate tax statement to be used in every
26 county must be prescribed and approved for use by the tax commissioner. The
27 statement must be provided in a manner that allows the taxpayer to retain a printed
28 record of the obligation for payment of taxes and special assessments as provided in
29 the statement. If a parcel of real property is owned by more than one individual, the
30 county treasurer shall send only one statement to one of the owners of that property.
31 Additional copies of the tax statement will be sent to the other owners upon their

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1 request and the furnishing of their names and addresses to the county treasurer. The
2 tax statement must:

- 3 a. Include a dollar valuation of the true and full value as defined by law of the
4 property and the total mill levy applicable.
5 b. Include, or be accompanied by a separate sheet, with three columns showing, for
6 the taxable year to which the tax statement applies and the two immediately
7 preceding taxable years, the:

8 (1) The property tax levy in dollars against the parcel by the county and school
9 district and any city or township that levied taxes against the parcel.

10 (2) The amount of property tax levied as a result of voter-approved levy
11 authority, which must be separately stated for each taxing district that levied
12 property tax as a result of voter-approved levy authority.

- 13 c. Provide information identifying the property tax savings provided by the state of
14 North Dakota. The tax statement must include a line item that is entitled
15 "legislative tax relief" and identifies the dollar amount of property tax savings
16 realized by the taxpayer under chapter 50-34 for taxable years before 2019,
17 chapter 50-35 for taxable years after 2018, and chapter 15.1-27.

18 (1) For purposes of this subdivision, legislative tax relief under chapter 15.1-27
19 is determined by multiplying the taxable value for the taxable year for each
20 parcel shown on the tax statement by ~~the number of mills of mill levy~~
21 ~~reduction grant under chapter 57-64 for the 2012 taxable year plus the~~
22 ~~number of mills determined by subtracting from the 2012 taxable year mill~~
23 ~~rate of the school district in which the parcel is located the lesser of one~~
24 hundred twenty-five mills or the sum of:

25 (a) ~~Fifty mills~~ The number of mills of mill levy reduction grant under
26 chapter 57-64 for the 2012 taxable year; or and

27 (b) The 2012 taxable year mill rate of the school district ~~minus~~ excluding
28 sixty mills.

29 (2) Legislative tax relief under chapter 50-35 is determined by multiplying the
30 taxable value for the taxable year for each parcel shown on the tax
31 statement by the number of mills of relief determined by dividing the amount

1 calculated in subsection 1 of section 50-35-03 for a human service zone by
2 the taxable value of taxable property in the zone for the taxable year.

3 d. Provide information identifying the primary residence credit, including information
4 regarding the portion of the credit derived from funding distributed from the
5 legacy fund.

6 (1) The statement must include a separate line item identifying the primary
7 residence credit realized by the taxpayer for each taxable year shown.

8 (2) The statements must include a separate line item or conspicuous
9 description identifying the portion of the credit derived from funding
10 distributed from the legacy fund.

11 (a) The dollar amount of the primary residence credit derived from
12 funding distributed from the legacy fund is calculated as the product of
13 the total amount of the primary residence credit realized by the
14 taxpayer in a taxable year multiplied by the applicable percent.

15 (b) By November first of each year, the tax commissioner shall notify
16 each county auditor of the applicable percent to be used for the
17 calculation in paragraph a for the current and prior two taxable years.

18 (c) For purposes of this paragraph, "applicable percent" means the
19 percent, rounded to the nearest hundredth of a percent, calculated as
20 the quotient of the amount allocated to the legacy property tax relief
21 fund from the legacy earnings fund for the primary residence credit
22 pursuant to section 24 of this Act divided by the total amount
23 appropriated from the legacy property tax relief fund for the primary
24 residence credit, using the allocations and appropriations for the
25 relevant tax years.

26 2. Failure of an owner to receive a statement will not relieve that owner of liability, nor
27 extend the discount privilege past the February fifteenth deadline.

28 **SECTION 16. REPEAL.** Sections 21-10-12, 21-10-13, and 57-15-02.2 of the North Dakota
29 Century Code are repealed.

1 **SECTION 17. APPROPRIATION - TRANSFER - GENERAL FUND TO LEGACY**

2 **PROPERTY TAX RELIEF FUND - INFORMATION ON PROPERTY TAX STATEMENTS - TAX**
3 **COMMISSIONER.**

4 1. There is appropriated out of any moneys in the general fund in the state treasury, not
5 otherwise appropriated, the sum of ~~\$310,001,793~~\$449,201,793, which the office of
6 management and budget shall transfer to the legacy property tax relief fund, during the
7 biennium beginning July 1, 2025, and ending June 30, 2027. For legislative council
8 budget status reporting purposes, the transfer under this subsection is considered an
9 ongoing funding item.

10 2. There is appropriated out of any moneys in the legacy property tax relief fund, not
11 otherwise appropriated, the sum of ~~\$483,400,000~~\$622,600,000, or so much of the
12 sum as may be necessary, to the tax commissioner for the state reimbursement under
13 the primary residence credit for the biennium beginning July 1, 2025, and ending
14 June 30, 2027. Of the ~~\$483,400,000~~\$622,600,000, ~~\$310,001,793~~\$449,201,793 is from
15 the general fund pursuant to subsection 1, and \$173,398,207 is from the legacy
16 earnings fund pursuant to section 2 of this Act.

17 3. Pursuant to section 57-20-07.1, the tax commissioner shall notify each county auditor
18 that the applicable percent for taxable years 2025 and 2026 is ~~35.87~~27.85 percent,
19 which reflects the portion of the primary residence credit derived from funding
20 distributed from the legacy fund.

21 **SECTION 18. APPROPRIATION - TAX COMMISSIONER - HOMESTEAD TAX CREDIT.**

22 There is appropriated out of any moneys in the general fund in the state treasury, not otherwise
23 appropriated, the sum of \$5,450,000, or so much of the sum as may be necessary, to the tax
24 commissioner for the purpose of the state reimbursement of the homestead tax credit, for the
25 biennium beginning July 1, 2025, and ending June 30, 2027.

26 **SECTION 19. EFFECTIVE DATE.**

27 —~~1.~~ Sections ~~5, 6, 7, 8,~~ and ~~14~~ of this Act are effective for taxable years beginning after
28 December 31, 2024.

29 —~~2.~~ Sections ~~4, 8, 11, 12,~~ and ~~13~~ of this Act are effective for taxable years beginning after
30 December 31, 2025.

31 —~~3.~~ Section 9 of this Act becomes effective on June 1, 2025.

1 | ~~4. Section 10 of this Act becomes effective on June 1, 2026.~~

2 | **SECTION 20. EMERGENCY.** Sections ~~78~~ and 9 of this Act are declared to be an

3 | emergency measure.