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State of Misconsin 2019 - 2020 LEGISLATURE

# 2019 ASSEMBLY BILL 691

December 23, 2019 - Introduced by Representatives BROOKS, GUNDRUM, HORLACHER, KNODL, KUGLITSCH, KULP, MAGNAFICI, MURPHY, RAMTHUN, SKOWRONSKI, THIESFELDT and WICHGERS, cosponsored by Senators CRAIG and NASS. Referred to Committee on Housing and Real Estate.

1 AN ACT to renumber 70.32 (1); and to create 70.32 (1) (b) of the statutes;

- relating to: prohibiting an assessor from changing the valuation of property
- based solely on a recent sale of the property.

#### Analysis by the Legislative Reference Bureau

Current law requires that, to determine a property's value for property tax purposes, the assessor consider recent arm's-length sales of the property to be assessed if according to professionally acceptable appraisal practices those sales conform to recent arm's-length sales of reasonably comparable property. This bill prohibits an assessor from changing the assessed value of a property based solely on the recent arm's-length sale of the property unless the change in assessed value corrects a previous assessment based on incorrect information about the physical characteristics of the property.

For further information see the *local* fiscal estimate, which will be printed as an appendix to this bill.

# The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

4 **SECTION 1.** 70.32 (1) of the statutes is renumbered 70.32 (1) (a).

5 **SECTION 2.** 70.32 (1) (b) of the statutes is created to read:

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1 70.32 (1) (b) An assessor may not change the assessed value of a property based  $\mathbf{2}$ solely on the recent arm's length sale of the property unless the change in assessed 3 value updates a previous assessment based on incorrect or outdated information 4 about the property characteristics. This paragraph does not limit the assessor's  $\mathbf{5}$ ability to change the assessed value of a property using a recent arm's length sale of 6 the property as part of a revaluation or interim market update of the taxation 7 district, nor does it limit the ability of a board of review to change the assessment 8 based solely on the recent arm's length sale of the property.

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## **SECTION 3. Initial applicability.**

10 (1) This act first applies to the property tax assessments as of January 1, 2020.

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### (END)

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