

House Engrossed

property tax assessment; destroyed property

State of Arizona
House of Representatives
Fifty-sixth Legislature
Second Regular Session
2024

CHAPTER 34
HOUSE BILL 2408

AN ACT

AMENDING SECTION 42-15157, ARIZONA REVISED STATUTES; RELATING TO PROPERTY
TAX ASSESSMENT.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Section 42-15157, Arizona Revised Statutes, is amended
3 to read:
4 42-15157. Destruction of property after rolls closed;
5 proration of valuation and taxes; definition
6 A. If a property is destroyed after the COUNTY assessor closes the
7 rolls, the property owner may file a notice of claim pursuant to section
8 42-16254 OR THE COUNTY ASSESSOR MAY ISSUE A NOTICE OF PROPOSED CORRECTION
9 PURSUANT TO SECTION 42-16252 to prorate the valuation of the property from
10 the date of destruction.
11 B. If the COUNTY assessor finds that the property has been
12 destroyed:
13 1. The COUNTY assessor shall prorate the value of the property from
14 the lien date to the date of destruction.
15 2. FOR THE PURPOSES OF CLASSIFYING PROPERTY UNDER CHAPTER 12,
16 ARTICLE 1 OF THIS TITLE, THE COUNTY ASSESSOR MAY MAINTAIN THE PROPERTY
17 CLASSIFICATION IN PLACE ON THE DATE OF DESTRUCTION FOR A PERIOD OF FIVE
18 YEARS OR UNTIL AN OBJECTIVELY VERIFIABLE CHANGE IN USE OCCURS, WHICHEVER
19 IS SOONER.
20 3. THE COUNTY ASSESSOR SHALL NOTIFY THE PROPERTY OWNER OF THE
21 PROPERTY ASSESSMENT PURSUANT TO THE APPLICABLE NOTICE REQUIREMENTS
22 PROVIDED IN THIS CHAPTER OR CHAPTER 16 OF THIS TITLE.
23 ~~2.~~ 4. The county treasurer shall compute the amount of taxes
24 assessed against the property by applying the tax rate for the appropriate
25 tax year to the original valuation prorated for the portion of the year
26 the property was intact, plus the tax rate for the appropriate tax year to
27 the reassessed value of the property prorated for the balance of the year.
28 C. FOR THE PURPOSES OF THIS SECTION, "DESTROYED" MEANS PHYSICAL
29 DESTRUCTION CAUSED BY A VERIFIABLE ACCIDENT, INCLUDING FIRE, FLOOD OR ANY
30 OTHER ACT OF GOD.

APPROVED BY THE GOVERNOR MARCH 29, 2024.

FILED IN THE OFFICE OF THE SECRETARY OF STATE MARCH 29, 2024.