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HOUSE BILL 995

**48TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2007**

INTRODUCED BY

Mimi Stewart

AN ACT

RELATING TO TAXATION; AMENDING THE PROPERTY TAX CODE TO PROVIDE THAT THE ADDITION OF A SOLAR ENERGY INSTALLATION SHALL NOT BE CONSIDERED A PHYSICAL IMPROVEMENT FOR PURPOSES OF THE LIMITATION ON INCREASES IN VALUATION OF RESIDENTIAL PROPERTY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

Section 1. Section 7-36-21.2 NMSA 1978 (being Laws 2000, Chapter 10, Section 2, as amended) is amended to read:

"7-36-21.2. LIMITATION ON INCREASES IN VALUATION OF RESIDENTIAL PROPERTY.--

A. Residential property shall be valued at its current and correct value in accordance with the provisions of the Property Tax Code; provided that for the 2001 and subsequent tax years, the value of a property in any tax year shall not exceed the higher of one hundred three percent of the

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1 value in the tax year prior to the tax year in which the  
2 property is being valued or one hundred six and one-tenth  
3 percent of the value in the tax year two years prior to the tax  
4 year in which the property is being valued. This limitation on  
5 increases in value does not apply to:

6 (1) a residential property in the first tax  
7 year that it is valued for property taxation purposes;

8 (2) any physical improvements, except for  
9 solar energy system installations, made to the property during  
10 the year immediately prior to the tax year or omitted in a  
11 prior tax year; or

12 (3) valuation of a residential property in any  
13 tax year in which:

14 (a) a change of ownership of the  
15 property occurred in the year immediately prior to the tax year  
16 for which the value of the property for property taxation  
17 purposes is being determined; or

18 (b) the use or zoning of the property  
19 has changed in the year prior to the tax year.

20 B. If a change of ownership of residential property  
21 occurred in the year immediately prior to the tax year for  
22 which the value of the property for property taxation purposes  
23 is being determined, the value of the property shall be its  
24 current and correct value as determined pursuant to the general  
25 valuation provisions of the Property Tax Code.

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1           C. To assure that the values of residential  
2 property for property taxation purposes are at current and  
3 correct values in all counties prior to application of the  
4 limitation in Subsection A of this section, the department  
5 shall determine for the 2000 tax year the sales ratio pursuant  
6 to Section 7-36-18 NMSA 1978 or, if a sales ratio cannot be  
7 determined pursuant to that section, conduct a sales-ratio  
8 analysis using both independent appraisals by the department  
9 and sales. If the sales ratio for a county for the 2000 tax  
10 year is less than eighty-five, as measured by the median ratio  
11 of value for property taxation purposes to sales price or  
12 independent appraisal by the department, the county shall not  
13 be subject to the limitations of Subsection A of this section  
14 and shall conduct a reassessment of residential property in the  
15 county so that by the 2003 tax year, the sales ratio is at  
16 least eighty-five. After such reassessment, the limitation on  
17 increases in valuation in this section shall apply in those  
18 counties in the earlier of the 2004 tax year or the first tax  
19 year following the tax year that the county has a sales ratio  
20 of eighty-five or higher, as measured by the median ratio of  
21 value for property taxation purposes to sales value or  
22 independent appraisal by the department. Thereafter, the  
23 limitation on increases in valuation of residential property  
24 for property taxation purposes in this section shall apply to  
25 subsequent tax years in all counties.

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1           D. The provisions of this section do not apply to  
2 residential property for any tax year in which the property is  
3 subject to the valuation limitation in Section 7-36-21.3 NMSA  
4 1978.

5           E. As used in this section, "change of ownership"  
6 means a transfer to a transferee by a transferor of all or any  
7 part of the transferor's legal or equitable ownership interest  
8 in residential property except for a transfer:

9                   (1) to a trustee for the beneficial use of the  
10 spouse of the transferor or the surviving spouse of a deceased  
11 transferor;

12                   (2) to the spouse of the transferor that takes  
13 effect upon the death of the transferor;

14                   (3) that creates, transfers or terminates,  
15 solely between spouses, any co-owner's interest;

16                   (4) to a child of the transferor, who occupies  
17 the property as ~~[his]~~ that person's principal residence at the  
18 time of transfer; provided that the first subsequent tax year  
19 in which that person does not qualify for the head of household  
20 exemption on that property, a change of ownership shall be  
21 deemed to have occurred;

22                   (5) that confirms or corrects a previous  
23 transfer made by a document that was recorded in the real  
24 estate records of the county in which the real property is  
25 located;

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1 (6) for the purpose of quieting the title to  
2 real property or resolving a disputed location of a real  
3 property boundary;

4 (7) to a revocable trust by the transferor  
5 with the transferor, the transferor's spouse or a child of the  
6 transferor as beneficiary; or

7 (8) from a revocable trust described in  
8 Paragraph (7) of this subsection back to the settlor or trustor  
9 or to the beneficiaries of the trust.

10 F. As used in this section, "solar energy system  
11 installation" means an installation that is used to provide  
12 space heat, hot water or electricity to the property in which  
13 it is installed and is:

14 (1) an installation that uses solar panels  
15 that are not also windows;

16 (2) a dark-colored water tank exposed to  
17 sunlight; or

18 (3) a non-vented trombe wall."

19 Section 2. APPLICABILITY.--The provisions of this act  
20 apply to property tax years beginning on or after January 1,  
21 2007.