



GOVERNOR'S OFFICE OF  
BUDGET AND PROGRAM PLANNING

## Fiscal Note 2027 Biennium

Bill#/Title: HB0644.01: Allow a county to employ a property appraiser for property tax purposes

Primary Sponsor: Tracy Sharp Status: As Introduced

☐ Included in the Executive Budget ☐ Needs to be included in HB 2 ☒ Significant Local Gov Impact

☐ Significant Long-Term Impacts ☒ Technical Concerns ☐ Dedicated Revenue Form Attached

### FISCAL SUMMARY

	<u>FY 2026 Difference</u>	<u>FY 2027 Difference</u>	<u>FY 2028 Difference</u>	<u>FY 2029 Difference</u>
<b>Expenditures</b>				
General Fund (01)	\$0	\$0	\$0	\$0
<b>Revenues</b>				
General Fund (01)	\$0	\$0	\$0	\$0
<b>Net Impact</b>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>General Fund Balance</b>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

### Description of fiscal impact

HB 644 would allow Counties to employ property tax appraisers after receiving permission from the Department of Revenue. This has no direct fiscal impact to the Department of Revenue, however there may be unanticipated challenges coordinating the work and responsibilities of state appraisers and county appraisers (see technical concerns below).

### FISCAL ANALYSIS

#### Assumptions

#### Department of Revenue

1. HB 644 allows counties to seek Department of Revenue (DOR) approval to hire a property tax appraiser that would work with the DOR to value property within the county.
2. This county employed appraiser would be certified through department classes and would be required to use appraisal methods approved by the DOR.
3. There is no cost to the state based on implementation for the bill.

#### Effect on County or Other Local Revenues or Expenditures

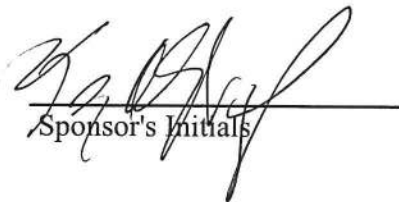
#### MACO

1. Bill does not mandate the creation of positions so a local government interested in hiring an appraiser will determine the fiscal impact.

**Technical Concerns**

**Department of Revenue**

1. County appraisers may violate Article VIII Section 4 of the Montana Constitution. "All taxing jurisdictions shall use the assessed valuation of property established by the state". The county appraiser is required to use DOR approved methods but is presumably working independently of the state in establishing value.
2. There are many questions involving coordination of which properties are the responsibility of county appraisers, which party is responsible for various notifications, and the ability of the department to review and check quality of county appraisal work, or recourse for deficiencies of duty. The Department would need to develop significant rules to handle these various questions not addressed in HB 644.

  
Sponsor's Initials

27 Feb 25  
Date

  
Budget Director's Initials

2/27/2025  
Date