



SENATE BILL 474: Adjust Counties/Reappraisal Moratorium.

2025-2026 General Assembly

Committee:		Date:	June 10, 2026
Introduced by:	Sens. Berger, Moffitt, Jarvis	Prepared by:	Nicholas Giddings Staff Attorney
Analysis of:	Fourth Edition		

OVERVIEW: *Senate Bill 474 would adjust the counties that would be subject to the property tax reappraisal moratorium if Senate Bill 889 becomes law, as follows:*

- *Reducing the population threshold for counties exempted from the moratorium from 15,000 to 12,000 according to the latest federal decennial census.*
- *Exempting from the moratorium any county that is in the third year following its notice of mandatory reappraisal advancement with a population of less than 150,000 according to the latest federal decennial census.*
- *Exempting from the moratorium any county that levied a property tax rate exceeding 95 cents per \$100 of property valuation at any point over the last 4 years.*
- *Exempting from the moratorium any county in a Hurricane Helene affected area, as defined in Section 1.4 of S.L. 2025-2.*

CURRENT LAW/BILL ANALYSIS:

If Senate Bill 889 becomes law, it would require any county that (i) had a population of 15,000 or greater according to the latest federal decennial census and (ii) conducted a general reappraisal for 2026 and adopted a new schedule of values effective January 1, 2026, to postpone the implementation of its 2026 reappraisal. Instead, the schedule of values from the previous reappraisal must be used for the taxable year beginning July 1, 2026. The 2026 reappraisal instead would be implemented in 2027. Therefore, the schedule of values that would have been effective January 1, 2026, will instead be effective January 1, 2027. Further, the postponed reappraisal will be deemed to have been conducted as of January 1, 2027, for purposes of determining the county's next reappraisal under the octennial cycle required under G.S. 105-286. A taxpayer in a county subject to the moratorium under this bill would be authorized to appeal its valuation in 2027 as if the change in valuation occurred in that year.

The PCS to Senate Bill 474 would make changes to Section 1 of Senate Bill 889, if it were to become law, by moving certain provisions of Senate Bill 889 to a more appropriate place and doing the following:

- Reducing the population threshold for counties exempted from the moratorium from 15,000 to 12,000 according to the latest federal decennial census.
 - Chowan and Pamlico Counties would now be subject to the property tax moratorium.
 - Clay County would continue to be exempt.
- Exempting from the moratorium any county that is in the third year following its notice of mandatory reappraisal advancement under G.S. 105-286(a)(2)a. with a population of less than 150,000 according to the latest federal decennial census.
 - Harnett County would be exempt from the property tax moratorium under this change.

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- Exempting from the moratorium any county that has levied a property tax rate in excess of 95 cents per \$100 of property value at any point over the previous 4 years.
 - Scotland County would be exempt from the property tax moratorium under this change.
- Exempting counties in a Hurricane Helene affected area, as defined in Section 1.4 of S.L. 2025-2.
 - Clay and Buncombe Counties would be exempt from the property tax moratorium under this change; however, Clay is already exempt under the 12,000-population threshold, above.

EFFECTIVE DATE: This act would be effective when it becomes law.