



SENATE BILL 474: Adjust Counties/Reappraisal Moratorium.

2025-2026 General Assembly

Committee:		Date:	June 23, 2026
Introduced by:	Sens. Berger, Moffitt, Jarvis	Prepared by:	Nicholas Giddings Staff Attorney
Analysis of:	Fifth Edition		

OVERVIEW: *Senate Bill 474 would adjust the counties that would be subject to the property tax reappraisal moratorium under Senate Bill 889 (S.L. 2026-8) and provide that the assessed value of public service company property would not be reduced for any county subject to the moratorium for the taxable year beginning July 1, 2026.*

CURRENT LAW/BILL ANALYSIS:

Section 1

Senate Bill 889¹ requires 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 Senate Bill 889 would be authorized to appeal its valuation in 2027 as if the change in valuation occurred in that year.

Section 1 of Senate Bill 474 would make changes to Section 1 of Senate Bill 889, 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.
- 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 from the moratorium any county in a Helene affected area, as defined by Section 1.4 of S.L. 2025-2.

¹ Senate Bill 889 became law on June 19, 2026, and is now S.L. 2026-8.

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- Buncombe County would be exempt from the property tax moratorium under this change.

Section 2

G.S. 105-284(b) provides that if any county's sales assessment ratio² falls below 90% in the year real property is reappraised, or in the fourth or seventh years after reappraisal, then the county's assessed value of public service company property will be reduced. If a reduction occurs, the amount allocated to the county for taxation will be reduced to an amount that is roughly equal to the county's sales assessment ratio.

Section 2 of Senate Bill 474 would repeal G.S. 105-284(b) for counties that are subject to the property tax reappraisal moratorium, applicable only for the taxable year beginning July 1, 2026. Therefore, for the taxable year beginning July 1, 2026, there would be no reduction in the assessed value of public service company property for counties subject to the property tax reappraisal moratorium.

EFFECTIVE DATE: Section 2 would be effective for taxes imposed for taxable years beginning on or after July 1, 2026, and expires for taxes imposed for taxable years beginning on or after July 1, 2027. The remainder of the act would be effective when it becomes law.

² The sales assessment ratio compares the appraised value of real property to its current market value.