SENATE BILL 889: Property Tax Reappraisal Moratorium.

2025-2026 General Assembly

Committee:	Senate Finance. If favorable, re-refer to Rules and Operations of the Senate	**Date:**	April 29, 2026
Introduced by:	Sens. Berger, Jackson, Jarvis	**Prepared by:**	Nicholas Giddings Staff Attorney
Analysis of:	First Edition		

OVERVIEW: Senate Bill 889 would do the following:

- ***Require counties that conducted a general reappraisal and adopted a new schedule of values effective January 1, 2026, to postpone the implementation of that reappraisal and instead use the schedule of values from the previous reappraisal for the taxable year beginning July 1, 2026.***
- ***Provide that counties required to postpone the implementation of their 2026 general reappraisal must implement the schedule of values that would have otherwise become effective January 1, 2026, as the county's schedule of values beginning on January 1, 2027, which will be deemed as the effective date of the county's general reappraisal.***
- ***Require a person selected to serve as county assessor to pay a fee of $20 to take the required comprehensive examination in property tax administration.***

Property Tax Reappraisal Moratorium

CURRENT LAW: G.S. 105-286 requires counties to reappraise all real property within its jurisdiction at least once every eight years. Counties may choose to optionally advance the date of their reappraisal by passing a resolution designating a reappraisal cycle that is more frequent than every eight years.[1] Counties with a population of 75,000 or greater may also be required to mandatorily advance their next reappraisal if their sales assessment ratio is less than 85% or greater than 115%.[2] The sales assessment ratio compares the appraised value of real property to its current market value. If a county's sales assessment ratio falls out of compliance with the statutory requirement, the Department of Revenue will notify the county that it must conduct a reappraisal of real property within three years or by the eighth year of the county's octennial cycle, whichever is earlier.

Further, if any county's sales assessment ratio 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.[3] 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.

G.S. 105-285(d) requires the value of real property to be determined as of January 1 of the year of a reappraisal of property. G.S. 105-317(c) requires the schedule of values used to appraise real property to be approved by the board of county commissioners before January 1 of the year they are applied.

[1] G.S. 105-286(a)(3).
[2] G.S. 105-286(a)(2).
[3] G.S. 105-284(b).

This bill analysis was prepared by the nonpartisan legislative staff for the use of legislators in their deliberations and does not constitute an official statement of legislative intent.

BILL ANALYSIS: ***Section 1*** of Senate Bill 889 would require any county that 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.

Twelve counties conducted reappraisals effective January 1, 2026: Anson, Bladen, Buncombe, Chowan, Clay, Davidson, Guilford, Harnett, Onslow, Pamlico, Pender, and Scotland. Of those twelve counties, two were required to do so because they were at the final year of their octennial reappraisal cycle (Anson and Clay), and four were required to do so because it was the third year after triggering a mandatory advancement under G.S. 105-286(a)(2) (Buncombe, Davidson, Guilford, and Harnett).

Further, 2026 was the fourth year in the reappraisal cycle for Bladen, Chowan, Guilford, Harnett, and Onslow Counties and each would have a sales assessment ratio below 90% if the 2026 reappraisal is postponed; therefore, the amount of public service company property allocated to each county will be reduced for 2026. Buncombe, Clay, Davidson, Pamlico, Pender and Scotland Counties previously triggered a reduction in allocated public service company property and would continue to be allocated a reduced amount for 2026; however, Pender and Scotland Counties are in the seventh year of their reappraisal cycle, so their allocated amounts will be adjusted based on their current sales assessment ratios.

EFFECTIVE DATE: This section is effective when it becomes law.

Tax Assessor Examination Fee

CURRENT LAW: A person appointed to be a county assessor must meet several requirements to continue serving as a county assessor. Among other requirements, the person must achieve a passing score in certain courses approved by the Department of Revenue and pass a comprehensive examination in property tax administration conducted by the Department. Currently, there is no fee to take the comprehensive examination.

BILL ANALYSIS: ***Section 2*** of Senate Bill 889 would require an individual selected to serve as a county assessor to pay a $20 fee in order to take the comprehensive examination required to maintain their eligibility to serve as a county assessor.

EFFECTIVE DATE: This section becomes effective October 1, 2026, and applies to examinations conducted on or after that date.