

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

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SENATE BILL 474
Regulatory Reform Committee Substitute Adopted 4/2/25
Third Edition Engrossed 4/8/25
House Committee Substitute Favorable 6/9/26
Fifth Edition Engrossed 6/17/26
Proposed Conference Committee Substitute S474-PCCS35481-BAxr-12

Short Title: Adjust Counties/Reappraisal Moratorium.

(Public)

Sponsors:

Referred to:

March 25, 2025

1 A BILL TO BE ENTITLED
2 AN ACT TO ADJUST THE COUNTIES SUBJECT TO THE PROPERTY TAX
3 REAPPRAISAL MORATORIUM IN SESSION LAW 2026-8.

4 The General Assembly of North Carolina enacts:

5 SECTION 1. Section 1 of S.L. 2026-8 reads as rewritten:

6 "SECTION 1.(a) 2026 Taxable Year. – Notwithstanding any provision of law to the contrary
7 and effective only for the taxable year beginning July 1, 2026, ~~every a county (i) with a population~~
8 ~~of 15,000 or greater according to the latest federal decennial census and (ii) in which a reappraisal~~
9 ~~of real property became effective as of January 1, 2026,~~ shall not use the schedule of values
10 adopted by the board of county commissioners ~~in accordance with that reappraisal that became~~
11 effective as of January 1, 2026, but shall instead use the schedule of values adopted in accordance
12 with the county's most recent previous reappraisal effective prior to January 1, 2026.

13 "SECTION 1.(b) 2027 and Future Taxable Years. – Notwithstanding any provision of law
14 to the contrary, effective for the taxable year beginning July 1, 2027, ~~every a county (i) with a~~
15 ~~population of 15,000 or greater according to the latest federal decennial census and (ii) in which~~
16 ~~a reappraisal of real property became effective as of January 1, 2026,~~ shall use the schedule of
17 values adopted by the board of county commissioners in accordance with the January 1, 2026,
18 reappraisal until the adoption of a new schedule of values pursuant to a future reappraisal by the
19 county in accordance with G.S. 105-286 and subsection (c) of this section.

20 "SECTION 1.(c) Base Year Calculation. – ~~Every A county to which this section applies~~
21 shall be deemed to have conducted its most recent reappraisal effective January 1, 2027, for
22 purposes of calculating the time for its next general reappraisal of real property under
23 G.S. 105-286.

24 "SECTION 1.(d) Property Tax Appeals. – Notwithstanding any provision of law to the
25 contrary, a taxpayer may appeal the listing or appraisal of real property in accordance with
26 Subchapter II of Chapter 105 of the General Statutes during the 2026 calendar year for an
27 appraisal of real property that became effective as of January 1, 2026. A taxpayer that fails to
28 appeal an appraisal of real property subject to this section during the 2026 calendar year may
29 appeal the appraisal during the 2027 calendar year as if the appraisal became effective January
30 1, ~~2027-2027,~~ provided that the real property is located in a county ~~with a population of 15,000~~
31 ~~or greater according to the latest federal decennial census.~~ to which this section applies. A county
32 shall accept an appeal from a taxpayer subject to this section during the 2027 calendar year,



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1 provided that the appeal is submitted in timely manner for an appraisal that became effective
2 January 1, 2027. Any adjustment made during the appeal process provided for under this section
3 is effective for the taxable year beginning July 1, 2027.

4 **"SECTION 1.(e) Applicability.** – This section applies to any county with a reappraisal of
5 real property that became effective as of January 1, 2026, unless the county is exempt as follows:

6 (1) General exemption. – A county that meets any of the following criteria is not
7 subject to this section:

8 a. Has a population of less than 12,000 according to the latest federal
9 decennial census.

10 b. Is in the year designated in G.S. 105-286(a)(2)a. and has a population
11 of less than 150,000, according to the latest federal decennial census.

12 c. Has levied a property tax rate, exclusive of any special tax area, in
13 excess of ninety-five cents (95¢) per one hundred dollars (\$100.00) of
14 appraised value of property subject to taxation at any point in the prior
15 four taxable years.

16 (2) Revenue-neutral property tax rate exemption. – A county that meets all of the
17 following criteria is not subject to this section:

18 a. Is in an affected area, as defined in Section 1.4 of S.L. 2025-2.

19 b. Is not otherwise exempt under subdivision (1) of this subsection.

20 c. For the taxable year beginning July 1, 2026, adopts a property tax rate
21 at or below the rate equal to its revenue-neutral property tax rate
22 established under G.S. 159-11(e) rounded up to the next whole cent."

23 **SECTION 2.** The governing body of a unit of local government affected by
24 subsection 1(e) of S.L. 2026-8, as amended by Section 1 of this act, after passing its budget
25 ordinance for the 2026-2027 fiscal year shall, unless subject to subdivision (2) of that subsection
26 in which the governing body may, amend that budget ordinance pursuant to G.S. 159-15 as if,
27 after July 1, the local government had received revenues substantially different than the amount
28 anticipated.

29 **SECTION 3.** This act is effective when it becomes law.