

HOUSE BILL NO. HB0045

Long-term homeowner tax exemption-revisions.

Sponsored by: Joint Revenue Interim Committee

A BILL

for

1 AN ACT relating to taxation; revising the deadline to apply
 2 and the exemption amount for the property tax exemption for
 3 long-term homeowners; providing a method to claim the
 4 property tax exemption in subsequent years; amending
 5 definitions; repealing the sunset date of the property tax
 6 exemption; and providing for an effective date.

7

8 *Be It Enacted by the Legislature of the State of Wyoming:*

9

10 **Section 1.** W.S. 39-11-105(a)(xlv)(A), (B), (C)(II)
 11 and by creating a new subparagraph (D) is amended to read:

12

13 **39-11-105. Exemptions.**

14

15 (a) The following property is exempt from property
 16 taxation:

1

2 (xlv) A portion of property used as a primary
3 residence by long-term homeowners as provided in this
4 paragraph. The following shall apply to this exemption:

5

6 (A) For residential real property used as a
7 primary residence, if the owner or their spouse is
8 sixty-five (65) years of age or older and the owner or
9 their spouse has paid residential property tax in Wyoming
10 for twenty-five (25) years or more on any residential
11 property, the amount of the exemption shall be fifty
12 percent (50%) of the ~~assessed value~~ fair market value of
13 the residential real property, provided that the exemption
14 shall only apply to the first three million dollars
15 (\$3,000,000.00) of the fair market value of the residential
16 real property;

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18 (B) Except as provided by subdivision
19 (C)(II) of this paragraph, not more than one (1) exemption
20 under this paragraph shall apply to the same property in
21 any year and no owner shall claim more than one (1)
22 exemption under this paragraph in any year including
23 property that houses more than one (1) family. To claim an

1 exemption under this paragraph the owner of the residential
2 real property shall submit a claim to the county assessor
3 not later than ~~the fourth Monday in May~~ March 1 each year
4 on forms provided by the department of revenue
5 demonstrating that the person is the owner of the property,
6 that the person or the person's spouse is sixty-five (65)
7 years of age or older and has paid residential property tax
8 in Wyoming for twenty-five (25) years or more on any
9 residential property and that the property is the person's
10 primary residence. A surviving spouse of a person who
11 qualified under this paragraph and who would not otherwise
12 qualify under this paragraph shall continue to qualify for
13 the exemption under this paragraph. False claims are
14 punishable as provided by W.S. 6-5-303;

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16 (C) As used in this paragraph:

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18 (II) "Primary residence" means
19 residential real property in Wyoming where the person
20 claiming the exemption actually resides for not less than
21 eight (8) months of the year. If a primary residence is
22 sold and another property is purchased within the state of
23 Wyoming, the months residing in both owner-occupied

1 residences shall apply to the requirements of this
2 exemption;

3
4 (D) After filing a sworn claim pursuant to
5 subparagraph (B) of this paragraph, in subsequent years the
6 claimant shall remain qualified for the tax exemption
7 provided by this paragraph if the claimant contacts the
8 assessor's office by telephone, mail or other communication
9 method on or before March 1 and confirms that the claimant
10 continues to meet the requirements set forth in this
11 paragraph.

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13 **Section 2.** 2024 Wyoming Session Laws, Chapter 106,
14 Section 2 is repealed.

15
16 **Section 3.** This act is effective July 1, 2026.

17
18 (END)