



WYOMING LEGISLATIVE SERVICE OFFICE

Memorandum

DATE November 14, 2025

TO Joint Revenue Interim Committee

FROM Matt Sackett, Senior Fiscal Analyst

SUBJECT Wyoming Property Tax Fiscal Estimates

- 1. What are the estimated fiscal impacts for legislation related to the residential property tax - constitutional amendment (26LSO-0100), property tax - fair market value on transfer (26LSO-101), and residential real property - taxable value (26LSO-0103)?**

Fiscal Impact: Residential property tax – constitutional amendment (26LSO-100):

If a constitutional amendment related to the elimination of the property tax on real residential property was passed by the Wyoming Legislature and adopted by Wyoming voters, the taxation of real residential property would be eliminated. The estimated fiscal impact of eliminating residential property tax would be approximately \$644 million per year, based upon tax year 2025 assessments and mill levies. Under the October 2025 CREG forecast, this revenue stream is subject to exemption changes already incorporated in statute, as well as two percent annual, compounded increases. It is important to note that this is in addition to previous property tax relief measures which have been adopted including the 4 percent cap on increases in value, the 25% overall exemption as well as the 50% Long-Term Homeowner exemption as these are all existing law.

Fiscal Impact: Property tax – fair market value on transfer (26LSO-101):

The fiscal impact of the legislation on fair market value on transfer (26LSO-0101) is forthcoming. LSO is working with the Department of Revenue on estimates.

Fiscal Impact: Residential real property – taxable value (26LSO-103) - 9.5% Assessment Rate to 8.3%:

If 26LSO-0103, which reduces the assessment rate from 9.5% to 8.3%, was adopted by the legislature, it is estimated that this would reduce residential property tax revenue by approximately \$81.3 million dollars per year. It is important to note that this is in addition to previous property tax relief measures which have been adopted including the 4 percent cap on increases in value, the 25% overall exemption as well as the 50% Long-Term Homeowner exemption as these are all existing law. Attached is Appendix A which provides an estimate by county as well as a general breakdown of what entities those property tax reductions would impact (schools, counties, etc.).

2. **What are major state and local expenses related to the administration of property tax and what the impact may be if, after voter approval, there was some form of legislative property tax reduction/elimination or a shift to residential acquisition value?** *[NOTE: this question and response was from the August 21-22 meeting but is included here since it wasn't discussed previously and is still generally applicable.]*

After discussions with various state entities and local government officials, please see the information compiled in consultation with the entities below.

Department of Revenue:

If a constitutional amendment related to residential acquisition value was adopted by Wyoming voters and implemented, the Department of Revenue would not see any significant changes to its operation.

If a constitutional amendment related to the elimination of constitutional provisions of property tax were adopted by Wyoming voters and some form of legislative property tax reduction/elimination was enacted, there would likely be an impact to the Department of Revenue which depends on what changes were implemented. A complete elimination of Wyoming's property tax may result in the elimination of 10 full-time employees (FTE's) in the Property Tax Division with an annual administrative budget of approximately \$4 million per year (\$7.9 million biennium) as well as a potential, small reduction within the Mineral Tax Division. Property tax changes of some other scope may result in smaller reductions but would depend on the structure of changes.

The Department of Revenue will be in attendance at the next meeting of the Joint Revenue Interim Committee if there are any further questions.

County Assessors:

If a constitutional amendment related to residential acquisition value was adopted by Wyoming voters and implemented, the county assessors firmly believe there will be no reduction in workload, staffing, or budget savings. County assessors expressed concern that staff will have to spend more time investigating sales to ensure the validity of the sales price and noted that changes to the Statement of Consideration may be necessary. In some jurisdictions such as Laramie, Natrona, and Teton counties, additional staff may be needed to implement acquisition value requirements.

County assessors mentioned administration concerns regarding the implementation of a change to acquisition value, including how to address new construction and agricultural properties. Assessors also questioned maintaining assessment uniformity, the potential for increased housing shortages, as well as issues with "rolling back" property values to previous time periods (pre-Covid) for those who have owned their homes for decades.

If a constitutional amendment related to the elimination of the constitutional provisions of property tax were adopted by the voters and some form of legislative property tax reduction/elimination took place, there would be an impact to the county assessor offices depending on what changes were implemented. A complete elimination of Wyoming's property tax may result in the elimination of elected county assessors as well as the staff in each county. The statewide total expenditure for these offices is around \$17 million

WYOMING LEGISLATIVE SERVICE OFFICE Memorandum

per year (\$34 million per biennium). Property tax changes of some other scope may result in smaller reductions but would depend on the structure of changes.

County assessors will be in attendance at the next meeting of the Joint Revenue Interim Committee if there are any further questions.

Wyoming State Board of Equalization:

If a constitutional amendment related to residential acquisition value was adopted by Wyoming voters and implemented, the State Board of Equalization would likely see significant changes to its regulatory function depending on how acquisition value was implemented at the state and local level.

If a constitutional amendment related to the elimination of the constitutional provisions of property tax were adopted by Wyoming voters and some form of legislative property tax reduction/elimination took place, there would likely be an impact to the State Board of Equalization, but the impacts would depend on what changes were implemented. A complete elimination of Wyoming's property tax would result in the elimination of many of the Board functions, but there are other functions that would remain such as sales and use tax appeals, fuel tax appeals, and severance tax appeals. The State Board of Equalization is a small agency so changes would depend on the structure of property tax changes.

If you have any further questions, please do not hesitate to contact LSO Budget/Fiscal staff.

Appendix A

26LSO - 0103 Residential Real Property - Taxable Value (Assessed Value Reduction from 9.5% to 8.3%)

Jurisdiction	Taxes Before	Taxes After	Tax Difference	SFP 12 Mills	School 31 Mills	County 12 Mills	All Other Mills
Albany	\$ 29,679,385	\$ 25,930,410	\$ (3,748,975)	\$ (634,130)	\$ (1,638,168)	\$ (634,130)	\$ (842,547)
Big Horn	\$ 6,647,858	\$ 5,808,129	\$ (839,729)	\$ (137,640)	\$ (355,570)	\$ (137,640)	\$ (208,880)
Campbell	\$ 26,013,749	\$ 22,727,801	\$ (3,285,947)	\$ (609,054)	\$ (1,573,389)	\$ (609,054)	\$ (494,450)
Carbon	\$ 9,340,525	\$ 8,160,669	\$ (1,179,856)	\$ (204,325)	\$ (527,839)	\$ (204,325)	\$ (243,368)
Converse	\$ 8,755,349	\$ 7,649,410	\$ (1,105,939)	\$ (203,800)	\$ (526,484)	\$ (203,800)	\$ (171,855)
Crook	\$ 6,123,080	\$ 5,349,639	\$ (773,442)	\$ (142,423)	\$ (367,927)	\$ (142,423)	\$ (120,668)
Fremont	\$ 27,068,910	\$ 23,649,680	\$ (3,419,231)	\$ (539,779)	\$ (1,394,429)	\$ (539,779)	\$ (945,243)
Goshen	\$ 7,407,981	\$ 6,472,236	\$ (935,745)	\$ (154,384)	\$ (398,824)	\$ (154,384)	\$ (228,153)
Hot Springs	\$ 3,365,961	\$ 2,940,787	\$ (425,174)	\$ (69,480)	\$ (179,491)	\$ (69,480)	\$ (106,722)
Johnson	\$ 10,263,561	\$ 8,967,111	\$ (1,296,450)	\$ (215,560)	\$ (556,863)	\$ (215,560)	\$ (308,466)
Laramie	\$ 87,911,426	\$ 76,806,825	\$ (11,104,601)	\$ (1,872,640)	\$ (4,837,654)	\$ (1,872,640)	\$ (2,521,666)
Lincoln	\$ 28,883,058	\$ 25,234,672	\$ (3,648,386)	\$ (691,998)	\$ (1,787,661)	\$ (691,998)	\$ (476,729)
Natrona	\$ 53,848,751	\$ 47,046,804	\$ (6,801,948)	\$ (1,160,049)	\$ (2,996,793)	\$ (1,160,049)	\$ (1,485,056)
Niobrara	\$ 926,161	\$ 809,172	\$ (116,989)	\$ (19,634)	\$ (50,722)	\$ (19,634)	\$ (26,997)
Park	\$ 37,660,703	\$ 32,903,562	\$ (4,757,141)	\$ (829,445)	\$ (2,142,732)	\$ (829,445)	\$ (955,520)
Platte	\$ 6,895,789	\$ 6,024,742	\$ (871,047)	\$ (150,010)	\$ (387,527)	\$ (150,010)	\$ (183,500)
Sheridan	\$ 37,840,262	\$ 33,060,439	\$ (4,779,823)	\$ (850,212)	\$ (2,196,382)	\$ (850,212)	\$ (883,016)
Sublette	\$ 11,360,666	\$ 9,925,635	\$ (1,435,031)	\$ (261,069)	\$ (674,428)	\$ (261,069)	\$ (238,465)
Sweetwater	\$ 23,533,112	\$ 20,560,509	\$ (2,972,604)	\$ (492,302)	\$ (1,271,781)	\$ (492,302)	\$ (716,218)
Teton	\$ 198,856,613	\$ 173,737,883	\$ (25,118,730)	\$ (5,203,797)	\$ (13,443,143)	\$ (5,203,797)	\$ (1,267,992)
Uinta	\$ 12,089,593	\$ 10,562,486	\$ (1,527,106)	\$ (276,708)	\$ (714,830)	\$ (276,708)	\$ (258,861)
Washakie	\$ 5,290,698	\$ 4,622,399	\$ (668,299)	\$ (114,695)	\$ (296,295)	\$ (114,695)	\$ (142,614)
Weston	\$ 4,188,896	\$ 3,659,772	\$ (529,124)	\$ (86,119)	\$ (222,475)	\$ (86,119)	\$ (134,411)
Total	\$ 643,952,089	\$ 562,610,772	\$ (81,341,316)	\$ (14,919,255)	\$ (38,541,409)	\$ (14,919,255)	\$ (12,961,397)

2025 CAMA Data was used for the above estimates.

The estimates are calculated as the total additional revenue reduction if 26LSO-0103 was adopted.

The data includes a 2% value increase as assumed by October 2025 CREG to bring the values to 2026 estimates.

The tax revenue reduction values are based on current law. That includes the 4% cap, 25% reduction and 50% Long Term Homeowner Exemption.

Estimated tax revenue reductions would be in addition to those exemptions.

Information and analysis provided by:

Kenneth Guille - Department of Revenue, 777-5235; Matt Sackett - Legislative Service Office, 777-7881

Fund	Estimated Property Tax Reduction
SFP 12 Mills	-\$14,919,255
School 31 Mills	-\$38,541,409
County 12 Mills	-\$14,919,255
All Other Mills	-\$12,961,397
Total	-81,341,316