

People's Initiative to Limit Property Tax in
Wyoming through a Homeowner's Property

Exemption

A BILL

for

AN ACT relating to taxation; establishing a homeowner's exemption for primary residences; providing a penalty for false claims; and specifying applicability.

Be It Enacted by the People of the State of Wyoming:

Section 1. W.S. 39-11-105(a) by creating a new paragraph (xliii) is amended to read:

39-11-105. Exemptions.

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

(xliii) A portion of property used as a primary residence as a homeowner's exemption. The following shall apply to the homeowner's exemption:

(A) For property used as a primary residence, fifty percent (50%) of the assessed value of the primary property is exempt from property taxation as a homeowner's exemption. Not more than one (1) homeowner's exemption shall apply to the same property in any year and no owner shall claim more than one (1) homeowner's exemption in any year including property that is improved by a residence that houses more than one (1) family. To claim a homeowner's exemption the person shall have been a resident of this state for not less than one (1) year prior to claiming an exemption under this paragraph and shall have resided in the applicable primary residence for at least six (6) months of the immediately preceding tax year. To claim a homeowner's exemption, the owner of the property shall submit a sworn claim to the county assessor not later than the fourth Monday in May on forms provided by the department of revenue demonstrating that the person is the owner of the property, and that the property is the person's primary residence. False claims are punishable as provided by W.S. 6-5-303.

(B) After filing a sworn claim pursuant to subparagraph (A) of this paragraph, in subsequent years the claimant shall remain qualified for the homeowner's exemption

provided by this paragraph providing that the claimant in subsequent years contacts the assessor's office by telephone, mail or other communication method on or before the fourth Monday in May and confirms that the claimant continues to meet the requirements set forth in this paragraph;

(C) As used in this paragraph:

(I) "Primary residence" means a house, trailer house, mobile home, transportable home or other dwelling place;

(II) "Homeowner" means any of the following provided that no other person who may qualify as an owner or joint owner shall apply for a homeowner's exemption for the same property in the same year:

(1) A person who occupies and owns a primary residence either solely or jointly with other owners;

(2) A person who occupies a primary residence as a vendee in possession under a contract of sale;

(3) A person who occupies a primary residence owned by a business entity primarily formed for the purpose of farming or ranching if the person is a shareholder or partner of the business entity or is related to a shareholder or partner of the business entity.

(D) This act is applicable to tax year 2025 and
thereafter.