

1 STATE OF OKLAHOMA

2 1st Session of the 60th Legislature (2025)

3 SENATE BILL 679

By: Deevers

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6 AS INTRODUCED

7 An Act relating to ad valorem taxation; creating the
8 Property Tax Transparency Act; providing short title;
9 stating purpose; defining terms; prescribing annual
10 assessment statement; prescribing information
11 included on property tax bill; requiring certain
12 entities to provide certain report; requiring the
13 mailing of bill; authorizing property owners to
14 access certain information; authorizing protest of
15 valuation; requiring assessors to maintain online
16 platform; requiring annual audit; requiring the State
17 Auditor and Inspector to enforce the provisions of
18 act; providing fine for certain violation; allocating
19 fine collections; providing for misdemeanor for
20 certain violation; requiring State Auditor and
21 Inspector to prepare annual report; providing for
22 noncodification; providing for codification;
23 providing an effective date; and declaring an
24 emergency.

18 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

19 SECTION 1. NEW LAW A new section of law not to be
20 codified in the Oklahoma Statutes reads as follows:

21 This act shall be known and may be cited as the "Property Tax
22 Transparency Act".

23 SECTION 2. NEW LAW A new section of law not to be
24 codified in the Oklahoma Statutes reads as follows:

1 The purpose of this act is to ensure full transparency in
2 property tax assessments and billing by mandating detailed reporting
3 of:

- 4 1. Fair cash value with the methodology used for determination;
- 5 2. Assessment ratios;
- 6 3. Exemptions;
- 7 4. Property taxes; and
- 8 5. A breakdown of how property tax revenues are allocated and
9 spent.

10 The act further requires that a copy of the property tax bill is
11 sent directly to property owners, even if the property is in escrow
12 and the bank is responsible for payment.

13 SECTION 3. NEW LAW A new section of law to be codified
14 in the Oklahoma Statutes as Section 2802.3 of Title 68, unless there
15 is created a duplication in numbering, reads as follows:

16 A. As used in this act:

17 1. "Fair cash value" means the estimated market value of a
18 property as determined by the county tax assessor using standardized
19 methodologies pursuant to Section 2817 of Title 68 of the Oklahoma
20 Statutes;

21 2. "Assessment ratio" means the percentage of the fair cash
22 value that is subject to taxation, as established by state law or
23 local regulations pursuant to Section 8 of Article X of the Oklahoma
24 Constitution;

1 3. "Exemptions" means reductions in taxable value granted based
2 on eligibility criteria including, but not limited to, age, income,
3 and property use;

4 4. "Property tax bill" means a document detailing the property
5 taxes owed, including how the total was calculated, and sent to the
6 property owner; and

7 5. "Escrow" means a financial arrangement where a third party
8 holds funds on behalf of property owners to pay property taxes and
9 other obligations.

10 B. County tax assessors shall include in the annual assessment
11 statement:

12 1. The fair cash value of the property; and

13 2. A detailed explanation of the methodology used to determine
14 the fair cash value, including:

15 a. comparable sales data, including addresses and sale
16 prices of similar properties,

17 b. adjustments made for property-specific factors such as
18 size, age, condition, and location, and

19 c. any other considerations affecting valuation, such as
20 zoning changes, recent improvements, or market trends.

21 C. The assessment ratio applied to calculate the taxable value
22 of the property shall be clearly stated, along with a citation to
23 the legal authority setting the ratio.

1 D. A detailed list of all exemptions or abatements applied must
2 be provided, including:

- 3 a. the type of exemption,
- 4 b. the dollar value of each exemption, and
- 5 c. the basis or criteria for eligibility.

6 E. The total property taxes owed shall be calculated and
7 presented, with a clear breakdown showing:

8 1. The taxable value of the property after applying the
9 assessment ratio and exemptions;

10 2. The tax rates for each taxing entity including, but not
11 limited to, schools, municipalities, special districts; and

12 3. The dollar amount allocated to each taxing entity.

13 F. Each property tax bill shall include a breakdown of how the
14 tax contributions of the owner are spent, expressed as a percentage
15 of the total taxes collected. The breakdown shall include
16 categories such as:

17 1. Public education;

18 2. Public safety, including, but not limited to, police
19 departments, fire departments, and emergency services;

20 3. Infrastructure and transportation;

21 4. Administrative and operational costs;

22 5. Debt servicing; and

23 6. Any other significant expenditure categories specific to the
24 taxing entities.

1 G. Taxing entities receiving property tax revenues shall
2 provide detailed annual expenditure reports to the county tax
3 assessor, ensuring accurate and up-to-date allocation data for
4 inclusion in property tax bills.

5 H. A copy of the property tax bill shall be sent directly to
6 the mailing address of the property owner, regardless of whether the
7 property is in escrow or the bank is responsible for payment with
8 designation if the property tax is paid via escrow or not. If a
9 property tax bill is sent to an escrow holder, it shall include a
10 statement that a copy of the bill has also been sent to the property
11 owner.

12 I. Property owners shall have the right to access and review
13 all records and data used in determining the fair cash value of
14 their property.

15 J. Property owners may formally contest the fair cash value of
16 their property by requesting a review, during which the county tax
17 assessor must provide justification and supporting documentation for
18 the valuation.

19 K. County tax assessors shall maintain an online platform where
20 property owners can access their assessment, fair cash value
21 determination, assessment ratio, exemptions, and tax liability. The
22 platform shall include a searchable database allowing property
23 owners to locate detailed information about their property and
24 download relevant reports.

1 L. Independent third-party audits shall be conducted annually
2 to verify the accuracy and fairness of property tax assessments and
3 billing processes. Audit findings must be published on the online
4 platform of the county within thirty (30) days of completion.

5 M. The enforcement of this act shall be the responsibility of
6 the State Auditor and Inspector, in collaboration with the relevant
7 county authorities. The State Auditor and Inspector shall oversee
8 compliance with the reporting and transparency requirements. County
9 governments shall assist by identifying and reporting violations at
10 the local level.

11 N. Failure to provide a copy of the property tax bill to
12 property owners shall result in a fine not to exceed One Thousand
13 Dollars (\$1,000.00) per violation. Fines shall be collected by the
14 State Treasurer and shall be allocated as follows:

- 15 1. Fifty percent (50%) to the State Auditor and Inspector;
- 16 2. Twenty-five percent (25%) to the county fund of the county
17 where the violation occurred; and
- 18 3. Twenty-five percent (25%) to the municipality where the
19 violation occurred. If the violation did not occur in a
20 municipality, then the portion provided by this paragraph shall be
21 allocated to the county fund of the county where the violation
22 occurred.

23 O. Knowingly providing inaccurate information in property
24 assessments, tax bills, or expenditure breakdowns shall be treated

1 as a misdemeanor punishable under applicable state laws. Fines for
2 false or misleading reporting shall be collected by the State
3 Treasurer and distributed using the same allocation percentages
4 provided in subsection N of this section.

5 P. The State Auditor and Inspector shall prepare an annual
6 report detailing:

- 7 1. The number and nature of violations;
- 8 2. Total fines collected and their allocation; and
- 9 3. Recommendations for improving enforcement and compliance
10 with this act.

11 SECTION 4. This act shall become effective July 1, 2025.

12 SECTION 5. It being immediately necessary for the preservation
13 of the public peace, health or safety, an emergency is hereby
14 declared to exist, by reason whereof this act shall take effect and
15 be in full force from and after its passage and approval.

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