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OHIO LEGISLATIVE SERVICE COMMISSION

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Office

H.B. 504
136th General Assembly

Bill Analysis

Version: As Introduced

Primary Sponsor: Rep. King

Zachary P. Bowerman, Attorney

SUMMARY

- Authorizes counties to provide a temporary property tax reduction if the aggregate value of property in the county increases by 15% or more following a reappraisal.
- Names the bill the Calculated Adjustments for Property Surges (CAPS) Act.

DETAILED ANALYSIS

Property tax reduction to offset property value increases

The bill, known as the Calculated Adjustments for Property Surges (CAPS) Act, authorizes certain counties to, in essence, temporarily exempt a portion of a property's increased value from taxation following a reappraisal or triennial update.¹

Under the bill, a county may authorize a tax reduction if the county experiences an aggregate increase of 15% or more in the value of real property and manufactured homes that are taxed like real property within the county, compared to the preceding year. The board of county commissioners must adopt a resolution authorizing the reduction before October 1 of the reappraisal or update year. The resolution must state the percentage increase in property values and provide that taxes will be reduced for the current and next preceding tax years.

The amount of the reduction equals, in the first year, two-thirds of the amount by which taxes increased over the year prior to the reappraisal and, in the second year, one-third of that difference. This essentially phases in the valuation increase, and the resulting increase in taxes, over the three years following the reappraisal or update. The county treasurer must identify the reduction on each tax bill as the "Temporary Property Valuation Phase-In Credit."²

¹ Section 3.

² R.C. 319.305, 323.152, 323.155, and 4503.06.

HISTORY

Action	Date
Introduced	10-07-25
