



Fiscal Note
4th Sub. S.B. 78 (Pumpkin)
 2026 General Session
 Property Tax Relief Amendments
 by McCay, Daniel



General, Income Tax, and Uniform School Funds

JR4-4-101

	Ongoing	One-time	Total
Net GF/ITF/USF (rev.-exp.)	\$230,000	\$(5,800)	\$224,200

State Government

UCA 36-12-13(2)(c)

Revenues	FY 2026	FY 2027	FY 2028
General Fund	\$0	\$9,184,000	\$9,184,000
General Fund, One-time	\$0	\$(7,806,000)	\$0
Total Revenues	\$0	\$1,378,000	\$9,184,000

Enactment of this legislation could increase revenue to the General Fund by an estimated \$1,378,000 in FY 2027 and \$9,184,000 in FY 2028 as a result of the elimination of the renters and homeowners credit.

Expenditures	FY 2026	FY 2027	FY 2028
General Fund	\$0	\$8,954,000	\$8,954,000
General Fund, One-time	\$0	\$(7,806,000)	\$0
Income Tax Fund, One-time	\$0	\$5,800	\$5,800
Total Expenditures	\$0	\$1,153,800	\$8,959,800

Enactment of this legislation could cost the Tax Commission an estimated \$5,800 one-time in FY 2027 and FY 2028 from the Income Tax Fund for programming changes and updates to related instructions, forms, and processes. Enactment of this legislation would also appropriate \$1,148,000 one-time in FY 2027 and \$8,954,000 ongoing beginning in FY 2028 from the General Fund to Department of Government Operations: Finance - Mandated: Property Tax Deferral for a direct award grant.

	FY 2026	FY 2027	FY 2028
Net All Funds	\$0	\$224,200	\$224,200

Local Government

UCA 36-12-13(2)(c)

To the extent that no counties enact ordinances for property relief programs, enactment of this legislation could result in tax shifts within counties but no estimated overall change in property tax revenues.

Individuals & Businesses

UCA 36-12-13(2)(c)

Enactment of this legislation could reduce homeowners and renters credit received by businesses and individuals, in aggregate, by approximately \$1.38 million in FY 2027 and \$9.18 million beginning in FY 2028 as a result of the elimination of the state credit programs. Enactment of this legislation could also reduce the 20% valuation reduction, indigent abatement, and certain other county relief programs for recipient businesses and individuals, resulting in an estimated increase of approximately \$11.8 million in additional property taxes for such businesses and individuals, in aggregate, beginning in FY 2028. This reduction of the valuation reduction and other county relief programs for these businesses and individuals would result in a tax shift and an equivalent total tax reduction for all other businesses and individuals, an estimated \$5.81 reduction for an average owner of a \$500,000 residence and an estimated \$21.12 reduction for an average owner of a \$1 million business; individual impacts will vary.

Regulatory Impact

UCA 36-12-13(2)(d)

Enactment of this legislation likely will not change the regulatory burden for Utah residents or businesses.

Performance Evaluation

JR1-4-601

This bill does not create a new program or significantly expand an existing program.

Notes on Notes

Fiscal explanations estimate the direct costs or revenues of enacting a bill. The Legislature uses them to balance the budget. They do not measure a bill's benefits or non-fiscal impacts like opportunity costs, wait times, or inconvenience. A fiscal explanation is not an appropriation. The Legislature decides appropriations separately.