

Ballot and Resolution Requirements Impacted by Residential Property Tax Changes

REVENUE INTERIM COMMITTEE
MEGAN MOORE – NOVEMBER 2025

BALLOTS, RESOLUTIONS REQUIRED TO ESTIMATE TAX IMPACTS

Ballots that include a voted levy or a bond election must include in the ballot language the estimated dollar increase on homes that will result from approval of the levy or bond. A school district resolution of intent to increase a non-voted school levy must also include this information. The estimated property tax increase must be listed for homes valued at \$100,000, \$300,000, and \$600,000.

STATUTES REQUIRING ESTIMATE OF TAX IMPACT ON HOMES

MCA	Purpose	Statutory Language
7-7-1111 (1)(b)	Bond election ballot language	(1) Except as provided in subsection (2), the form of the ballot for a bond election must include.... (b) an estimate of the impact of the election on homes valued at \$100,000, \$300,000, and \$600,000 in terms of actual dollars in additional property taxes that would be imposed in the first year on residences with those values if the bond were to pass. The ballot may also include an estimate of the impact of the election on homes of any other value in the district, if appropriate.
15-10-425 (3)(b)	Voted levy ballot language	(3) ...The form of the ballot must reflect the content of the resolution or charter amendment and must include: ... (b) a statement of the impact of the election on homes valued at \$100,000, \$300,000, and \$600,000 in the district in terms of actual dollars in additional property taxes that would be imposed on residences with those values if the mill levy were to pass. The ballot may also include a statement of the impact of the election on homes of any other value in the district, if appropriate.
20-9-116 (2)(a) ¹	Resolution of intent to increase non-voted school district levy	(2) The trustees shall provide notice of intent to impose an increase in a nonvoted levy for the ensuing school fiscal year by: (a) adopting a resolution of intent to impose an increase in a nonvoted levy that includes, at a minimum, the estimated number of increased or decreased mills to be imposed and the estimated increased or decreased revenue to be raised compared to nonvoted levies under subsections (1)(a) through (1)(e) imposed in the current school fiscal year and, based on the district's taxable valuation most recently certified by the department of revenue under 15-10-202, the estimated impacts of the increase or decrease on homes valued at \$100,000, \$300,000, and \$600,000; and...
20-9-426 (2)	School bond election ballot language	If this bond is passed, based on the taxable value of the school district, the property taxes on a home with an assessed market value for tax purposes of \$100,000 would increase by \$..... in the first year, of \$300,000 would increase by \$..... in the first year, and of \$600,000 would increase by \$..... in the first year...

¹ As amended by Ch. 15, L. 2025.

PROPERTY TAX RATES FOR HOMES VARY BEGINNING IN 2026

With the 2025 Legislature's passage of [Senate Bill 542](#), the tax rate used to determine a property's value for tax purposes will vary for different types of residential properties starting in 2026. The default rate is 1.90% but principal residences, qualified long-term rentals, and a residence on qualified agricultural property have lower tax rates:

- **Principal residence or long-term rental:** tiered rates of **0.76% to 1.90%** based on value
- **Rental multifamily dwelling unit with qualified long-term rentals:** **1.10%**
- Residence on **qualified agricultural property:** **1.35%**

This tax rate is applied to the market value of a home so the impact of new voted levies or bonds will vary based on the type of residential property. The following example shows the impact of 10 mills on a home with a market value of \$300,000.

Default 1.90%	• $\$300,000 \times 1.90\% \times 10/1000 = \57
Principal Residence or Long-Term Rental 0.76%	• $\$300,000 \times 0.76\% \times 10/1000 = \22.80
Rental multifamily dwelling unit with qualified long-term rentals 1.10%	• $\$300,000 \times 1.10\% \times 10/1000 = \33
Residence on qualified agricultural property 1.35%	• $\$300,000 \times 1.35\% \times 10/1000 = \40.50

COMMITTEE MAY WISH TO RECOMMEND STATUTORY CHANGE

Local governments considering voted levies, bonds, or increases to non-voted school levies will likely grapple with the statutory requirements for ballot or resolution language absent a legislative change.

The Revenue Interim Committee may wish to request draft legislation to align the statutory language with the varying tax rates for residential property. The committee should consider how to provide clear information to voters while being mindful of the length of a ballot.