

Expansion of the Homestead Exemption

- The bill removes the House’s temporary three-year averaging of property values.
- In its place, the bill temporarily expands and indexes to inflation the homestead exemption for income-eligible senior citizens and disabled senior citizens to \$30,000, and the exemption for disabled veterans and surviving spouses of public safety officers to \$60,000 for tax years 2023, 2024 and 2025.
- School districts would be reimbursed for only one-half of the revenue lost from the expanded exemption, resulting in a \$97 million revenue loss for districts over three years, while local governments would be fully reimbursed for the lost revenue.
- The bill retains the House provision that grants county auditors the final authority in determining property values, rather than the state Tax Commissioner as under current law.
- The bill prorates exemption amounts, and the current income level for the maximum exemption, for elderly or disabled homeowners based on income according to the table below:

Median Adjusted Gross Income	Market Value of Exemption
\$36,100 or less	\$30,000
\$36,101 - \$49,000	\$22,500
\$49,001 - \$62,000	\$15,000
\$62,001 - \$75,000	\$7,500
More than \$75,000	\$0

Property Tax Complaints

- The bill establishes restrictions on a board of education’s ability to file property tax complaints by specifying that a conveyance fee statement for a sale must have been filed with the county auditor within the two years preceding the year for which a complaint is filed. This applies to complaints filed for tax year 2022 and thereafter. For third-party complainants, the new limit applies to complaints filed beginning with tax year 2023.
- The bill prohibits school districts from filing counter-complaints when an original complaint is filed by another local government or by a third-party property owner who does not own or lease the property, beginning with counter-complaints filed for tax year 2022.
- The bill prohibits boards of education from appealing decisions made by the board of revision to the county court of common pleas, beginning with cases from tax year 2021.