

Introduced by: Crapuchettes
Date: July 21, 1981
Vote: Unanimous
Action: Adopted

KENAI PENINSULA BOROUGH

RESOLUTION 81-122

URGING THE TWELFTH LEGISLATURE TO PROVIDE THAT ASSESSMENTS ON RESIDENTIAL PROPERTY SHALL BE FROZEN SO LONG AS THE SAME OWNER REMAINS IN RESIDENCE.

WHEREAS, continually rising assessed values of real property set by the Borough frequently have little relationship to the actual value of the property and of its usefulness to the owner; and

WHEREAS, these values are frequently set because of isolated sales of casually related properties whose sale prices do not give a true indication of market value; and

WHEREAS, the Alaska Statutes require the Borough Assessor to continually reassess property against a nebulously defined standard of fair market value; and

WHEREAS, the constantly rising assessment of real property within the Borough has placed a serious burden upon the taxpayers, especially older residents who have paid for their homes and are living on a fixed income; and

WHEREAS, the Assembly finds that other areas of this country have provided by statute that residential real property occupied as a principal place of residence by its owner should not be reassessed, and the market value increased, so long as the owner retains the dwelling as his principal place of residence; and

WHEREAS, the Assembly finds that the stabilization of residential real property assessments will be beneficial to the taxpayers of the Borough;

NOW THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. That the Assembly requests the Twelfth Legislature to amend Chapter 29.53 of the Alaska Statutes to provide that the Assembly, by ordinance, may provide that the assessed value of residential real property occupied as the principal place of residence of the property's owner shall not be increased during such time as the owner maintains the dwelling as his or her principal place of residence and that

the appraisal shall occur only upon the sale, lease or other disposition of the residence.

Section 2. That the Clerk shall serve a copy of this resolution upon the Honorable Jay S. Hammond, Governor of the State of Alaska, upon the Honorable Jalmar Kerttula, President of the State Senate, upon the Honorable Joe L. Hayes, Speaker of the State House, upon the Honorable Donald E. Gilman, State Senator, and upon the Honorables Bette Cato, Hugh Malone and Pat O'Connell, State Representatives.

Section 3. That this resolution takes effect immediately upon its adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH ON
THIS 28th DAY OF July, 1981.

Paul A. Fisher
Paul Fischer, Assembly President

ATTEST:

Franco Bryner
Borough Clerk