

HOUSE BILL NO. 1004

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the House Committee on Finance

on January 30, 2024)

(Patron Prior to Substitute--Delegate Lovejoy)

A BILL to amend and reenact § 58.1-3330 of the Code of Virginia, relating to notice of change in real property assessment; notice of summary budget.

**Be it enacted by the General Assembly of Virginia:**

**1. That § 58.1-3330 of the Code of Virginia is amended and reenacted as follows:**

**§ 58.1-3330. Notice of change in assessment.**

A. Whenever in any county, city, or town there is a reassessment of real estate, or any change in the assessed value of any real estate, notice shall be given by mail directly to each property owner, as shown by the land books of the county, city, or town whose assessment has been changed. Such notice shall be sent by postpaid mail at least 15 days prior to the date of a hearing to protest such change to the address of the property owner as shown on such land books. The governing body of the county, city, or town shall require the officer of such county, city, or town charged with the assessment of real estate to send such notices or it shall provide funds or services to the persons making such reassessment so that such persons can send such notices.

B. Every notice shall, among other matters, show the magisterial or other district, if any, in which the real estate is located, the amount and the new and immediately prior two tax years' final assessed values of land, and the new and immediately prior two tax years' final assessed values of improvements. It shall further set out the time and place at which persons may appear before the officers making such reassessment or change and present objections thereto. The notice shall also inform each property owner of the right to view and make copies of records maintained by the local assessment office pursuant to §§ 58.1-3331 and 58.1-3332 and inform each property owner that the records available and the procedure for accessing them are set out in §§ 58.1-3331 and 58.1-3332. In counties that have elected by ordinance to

27 prepare land and personal property books in alphabetical order as authorized by § 58.1-3301 B, such notice  
28 may omit reference to districts, as provided herein.

29         The following requirements shall apply to any notice of change in assessment other than one in  
30 which the change arises solely from the construction or addition of new improvements to the real estate.  
31 If the tax rate that will apply to the new assessed value has been established, then the notice shall set out  
32 such rate. In addition, whether or not the tax rate applicable to the new assessed value has been established,  
33 the notice shall set out the tax rates for the immediately prior two tax years, the total amount of the new  
34 tax levy, based on the current tax rate at the time the notices are prepared, and the amounts of the total tax  
35 levies for the immediately prior two tax years, based on the final tax rates for those tax years multiplied  
36 by the final assessed values of land and improvements for those tax years, and the percentage changes in  
37 the new tax levy from the tax levies in the immediately prior two tax years.

38         The governing body of any county, city, or town may include with all notices of change in  
39 assessment required to be sent by mail pursuant to this section a document summarizing the major  
40 components of the locality's budget for each of the previous two fiscal years. Such summary shall include  
41 a breakdown of total amounts expended, total revenues collected, and amounts expended in each major  
42 budget category, including education, public safety, transportation and infrastructure, and any other major  
43 areas of expenditure identified by the locality. Should the addition of this summary require the governing  
44 body of a locality to alter the method with which it sends such notice, it may instead include a link with  
45 the notice of assessment that leads to an online copy of the summary.

46         If the tax rate that will apply to the new assessed value has not been established, then the notice  
47 shall set out the time and place of the next meeting of the local governing body at which public testimony  
48 will be accepted on any real estate tax rate changes. Additionally, in any county, city, or town that conducts  
49 an annual or biennial reassessment of real estate or in which reassessment of real estate is conducted  
50 primarily by employees of the county, city, or town under direction of the commissioner of the revenue,  
51 if the proposed rate exceeds the lowered tax rate, as that term is described in subdivision C 2 of § 58.1-  
52 3321, the notice shall set out the effective tax rate increase, as that term is described in subdivision C 3 of  
53 § 58.1-3321. If this meeting will be more than 60 days from the date of the reassessment notice, then

54 instead of the date of the meeting, the notice shall include information on when the date of the meeting  
55 will be set and where it will be publicized.

56 C. Any person other than the owner who receives such reassessment notice shall transmit the notice  
57 to such owner, at his last known address, immediately on receipt thereof and shall be liable to such owner  
58 in an action at law for liquidated damages in the amount of \$25, in the event of a failure to so transmit the  
59 notice. Mailing such notice to the last known address of the property owner shall be deemed to satisfy the  
60 requirements of this section.

61 D. Notwithstanding the provisions of this section, if the address of the taxpayer as shown on the  
62 tax record is in care of a lender, the lender shall upon request furnish the county, city, or town a list of  
63 such property owners, together with their current addresses as they appear on the books of the lender, or  
64 the parties may by agreement permit the lender to forward such notices to the property owner, with the  
65 cost of postage to be paid by the county, city, or town.

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