

# CCAP Priority: Supporting Timely and Equitable Property Reassessments

Counties are responsible for conducting property reassessments to ensure values reflect current market conditions and that tax burdens are distributed fairly. Reassessments are **revenue neutral**—they do not raise taxes but instead realign how they are shared.

While the Commonwealth sets the legal framework, counties control the timing, administration, and funding of reassessments. This local responsibility provides flexibility but also creates inconsistency and places significant strain on county resources.

## CCAP Framework

CCAP supports a balanced approach that preserves local decision-making while establishing a more consistent statewide structure.

### 1. Establish a Predictable Reassessment Cycle

- Require counties to conduct property reassessments at least once every eight to ten years
- Allow counties flexibility to reassess more frequently if needed
- Phase in implementation through a staggered, regional schedule
- Initiate the reassessment cycle beginning in 2032

### 2. Provide Dedicated, Sustainable Funding

- Create a statewide grant program to support reassessment costs
  - Provide funding equal to the greater of:
    - 25% of the state share of realty transfer tax collections, or
    - \$15 per parcel
- Authorize a modest recording or deed fee to offset local costs

### 3. Establish State Oversight and Coordination

- Designate a state entity to coordinate reassessment efforts
- Establish uniform assessment standards
- Provide technical assistance and improve data systems
- Administer funding and ensure accountability

