

Different vision

This draft codifies many details and decisions that we strongly believe need more time and work with stakeholders before becoming law.

We support continuing the conversation about regionalizing reappraisals, but with fewer foregone conclusions about PVR taking over reappraisals.

We need more stakeholder engagement and buy-in before legislating the details, if the regional reappraisal model is to be a success.

Timing

No rush: transitioning to a regional appraisal system will necessarily take time.

This Committee's action 2 years ago in Act 68 of 2023 laid the groundwork to increase reappraisal activity both right now and contracted through 2030:

- established a 6-year cycle
- eliminated new reappraisal orders based on the CLA

Stakeholder working group will only add value by:

- learning from municipal partners and valuation professionals
- exploring the feasibility of other strategies to meet a one-RAD-one-contract goal.

Alternative approach to reappraisal regionalization

Here's a simplified framework for an alternative path to regionalization. It makes use of the time we have to create a system with a better chance of success, informed by the people who are doing the work today. We can provide draft language codifying this direction to the Committee by tomorrow morning, if there's interest in pivoting to the approach.

- **Create the RADs**, either based on county (current draft) or new TBD school districts.
- Add language requiring properties within each RAD to be **reappraised every 6 years under one single contract**, unless otherwise directed by the PVR Director.
- Require the **working group** to report back in January 2026 with a recommendation and implementation plan for accomplishing a regional contract structure, notably:
 1. State and municipal roles
 2. Staffing and funding needs
 3. Appeals structure
- Require additional annual reports from the Department on progress made towards the regionalized system effective for 2030.
- If the Committee is not satisfied with the working group's recommendations, you can still mandate a different approach.