

## Written Testimony for House Bill 2026-H7448

Date: February 13, 2026

Re: Testimony in Opposition to House Bill H7448

I strongly oppose this legislation for the following reasons:

The intent of a revaluation is to ensure equity and fairness by aligning assessed values with current market values. These updates correct discrepancies caused by fluctuating market conditions, ensuring owners pay taxes based on accurate, up-to-date values of their property. One of the key purposes and functions of a revaluation is to ensure property owners pay their fair share of taxes, preventing some from paying too much or too little. Revaluations adjust tax burdens; they are revenue-neutral for municipalities. The goal is to redistribute the tax load fairly, not to increase total tax revenue.

Capping any increase would not be fair or equitable to the other taxpayers that will have to pick up the difference. If the market value of waterfront homes increases over 20% and is capped at 20% that means you are withholding taxable value from the tax base and that other non-waterfront taxpayers will be picking up the difference. One person's net worth has increased substantially but everyone else will pick up the tab for the tax bill. It is the opposite of fair and equitable. Valuation caps create unequal treatment of property owners. They typically favor high-income earners at the expense of low-income owners.

RIGL 44-5-12(a) requires all property subject to taxation to be assessed as its **full** and fair cash value. Approving this legislation would create opposing/conflicting laws.

Cons

Violates transparency

Increases public confusion

Distorts the distribution of property tax

Rapidly increasing properties are sheltered, and tax burden is redistributed to those with less growth

Pit one segment of a community against another

Will be difficult to remedy in future years once the valuation inequity becomes deep-seated

Regressive in nature

- the list goes on.

I urge you to read the following articles:

“The pros, cons, misnomers, and possible alternatives to assessment valuation caps” by Justin Eimers published in Fair & Equitable, March 2025.

“Assessed Value Cap Overview” by the research committee at International Association of Assessing Officers. Journal of Property Tax Assessment & Administration – Volume 7, Issue 1.

“Effects of taxable value increase limits fables and fallacies” by Alan S Dornfest. Journal of Property Tax Assessment & Administration – Volume 2, Issue 4.

“Capping Assessed Valuation Growth: A Primer”. Institute on Taxation and Economic Policy.

“The Capped Assessment Program and It’s Phantom Savings” by Mathieu Chaput.

Thank you for your time and consideration.

Sincerely,

Carmen LaBelle

401-524-7060

HouseMunicipalGovernmentandHousing@rilegislature.gov