

SUBSTITUTE FOR  
HOUSE JOINT RESOLUTION III

A joint resolution proposing an amendment to the state constitution of 1963, by amending section 3 of article IX, to limit the increase in taxable value of real property under certain circumstances.

Resolved by the Senate and House of Representatives of the state of Michigan, That the following amendment to the state constitution of 1963, to limit the increase in taxable value of real property under certain circumstances, is proposed, agreed to, and submitted to the people of the state:

1

ARTICLE IX

2

Sec. 3. The legislature shall provide for the uniform general

1 ad valorem taxation of real and tangible personal property not  
2 exempt by law except for taxes levied for school operating  
3 purposes. The legislature shall provide for the determination of  
4 true cash value of such property; the proportion of true cash value  
5 at which such property shall be uniformly assessed, which shall  
6 not, after January 1, 1966, exceed 50 percent; and for a system of  
7 equalization of assessments. For taxes levied in 1995 and each year  
8 thereafter, the legislature shall provide that the taxable value of  
9 each parcel of property adjusted for additions and losses, shall  
10 not increase each year by more than the increase in the immediately  
11 preceding year in the general price level, as defined in section 33  
12 of this article, or 5 percent, whichever is less until ownership of  
13 the parcel of property is transferred. **FOR TAXES LEVIED AFTER 2010,**  
14 **THE LEGISLATURE SHALL PROVIDE THAT IF A PROPERTY'S ASSESSED VALUE**  
15 **HAS INCREASED BY LESS THAN BOTH THE GENERAL PRICE LEVEL AND 5**  
16 **PERCENT, ADJUSTED FOR ADDITIONS AND LOSSES, THE PROPERTY'S TAXABLE**  
17 **VALUE IN THE IMMEDIATELY SUCCEEDING YEAR, ADJUSTED FOR ADDITIONS**  
18 **AND LOSSES, SHALL INCREASE BY THAT SAME PERCENTAGE INCREASE IN THE**  
19 **PROPERTY'S ASSESSED VALUE. FOR TAXES LEVIED AFTER 2010, THE**  
20 **LEGISLATURE SHALL PROVIDE THAT IF A PROPERTY'S ASSESSED VALUE HAS**  
21 **DECREASED, ADJUSTED FOR ADDITIONS AND LOSSES, THE PROPERTY'S**  
22 **TAXABLE VALUE IN THE IMMEDIATELY SUCCEEDING YEAR, ADJUSTED FOR**  
23 **ADDITIONS AND LOSSES, SHALL NOT INCREASE.** When ownership of the  
24 parcel of property is transferred as defined by law, the parcel  
25 shall be assessed at the applicable proportion of current true cash  
26 value. The legislature may provide for alternative means of  
27 taxation of designated real and tangible personal property in lieu

1 of general ad valorem taxation. Every tax other than the general ad  
2 valorem property tax shall be uniform upon the class or classes on  
3 which it operates. A law that increases the statutory limits in  
4 effect as of February 1, 1994 on the maximum amount of ad valorem  
5 property taxes that may be levied for school district operating  
6 purposes requires the approval of 3/4 of the members elected to and  
7 serving in the Senate and in the House of Representatives.

8         Resolved further, That the foregoing amendment shall be  
9 submitted to the people of the state at the next general election  
10 in the manner provided by law.