



BILL/VERSION: SB 1212 / COMMITTEE SUB

ANALYST: EC

AUTHORS: Sen. Sacchieri

DATE: 2/19/2026

TAX(ES): Ad Valorem Tax

SUBJECT(S): Equalization Study

EFFECTIVE DATE: November 1, 2026

Emergency

ESTIMATED REVENUE IMPACT:

FY27-FY28: No direct revenue impact, but possible indirect impact to state aid formula.

ANALYSIS: SB 1212 amends 68 O.S. § 2866 relating to county compliance standards for the equalization ratio study conducted by the Oklahoma Tax Commission. Under the amended language¹, counties would be certified as compliant if their median assessment level falls within the International Association of Assessing Officers (IAAO) standard range of 0.90 to 1.10 of the county’s assessment percentage for each property classification and if the deviation between property classifications does not exceed 1.50 percent.

Compliance standards ensure that property assessments are accurate, uniform, and comparable across jurisdictions. Currently, counties are certified as compliant if their median assessment ratio falls within the constitutional range for assessment ratios for respective property classifications.² Based on recent valuation data, fewer counties would be out of compliance under the proposed law. See table below.

The equalization ratio study is used in state aid and equalization formulas, and changes in county compliance under the proposed standards could impact how assessed values are treated for some jurisdictions. As a result, the bill may indirectly impact state aid distribution among school districts, although it is not expected to change total statewide aid.

Year	Current Law	Proposed Law
	Counties with 11-13.5%, max 1.5% between all classes	Counties with +1.10%/- .90% of the Assessment Percentage of the County, max 1.5% between all classes
2020	3	2
2021	4	1
2022	3	3
2023	1	1
2024	2	1
2025	2	0

¹The introduced version required counties to have median assessed ratios within 0.75 percent of the county’s assessment percentage for each property classification and limited deviation between property classifications to 1.50 percent

² Under Article X, Section 8 of the Oklahoma Constitution, real property is assessed at 11%-13.5% of fair cash value and tangible personal property at 10%-15% of fair cash value. The county’s assessment percentage is the actual rate (not range) that is applied to valuations.

2/19/26
DATE

Huan Gong
DR. HUAN GONG, CHIEF TAX ECONOMIST

2/20/26
DATE

Marie Schuble
MARIE SCHUBLE, DIVISION DIRECTOR

2/23/26
DATE

Joseph P. Gappa
JOSEPH P. GAPPA, FOR THE COMMISSION

The revenue impact provided herein is an estimate of the potential impact on the collection or apportionment of tax revenues affected by the proposed legislation. It is not intended to be an estimate of the overall fiscal impact on the state budget if the proposed legislation is enacted. This estimate reflects current available data as of the date of issuance and is subject to revision if additional information becomes known.