



BILL/VERSION:	SB 2018 / INTRODUCED	ANALYST: EC
AUTHORS:	Sen. Thompson	DATE: 1/21/2026
TAX(ES):	Ad Valorem	
SUBJECT(S):	Property Tax Valuation	
EFFECTIVE DATE:	November 1, 2026	Emergency <input type="checkbox"/>

ESTIMATED REVENUE IMPACT:

FY27: unknown change in revenue to local tax jurisdictions.

ANALYSIS: SB 2018 amends 68 O.S. §§ 2802 and 2817 to define residential rental housing and require that such properties be valued using the cost approach for ad valorem tax purposes. Currently, these properties are most often valued using the income approach. Requiring the cost approach may not fully capture the income-generating characteristics of some residential rental properties. The impact on local tax revenue cannot be determined due to the lack of detailed data needed to estimate changes in assessed values under the new methodology.

Revenue impacts will directly affect local taxing jurisdictions and may indirectly affect state funding through the school funding formula.

1/31/26
DATE

Huan Gong
DR. HUAN GONG, CHIEF TAX ECONOMIST

2/1/26
DATE

Marie Schuble
MARIE SCHUBLE, DIVISION DIRECTOR

2/1/26
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.