



BILL/VERSION:	SB 2143 / ENGROSSED	ANALYST: EC
AUTHORS:	Sen. Alvord / Rep. Lepak	DATE: 2/24/2026
TAX(ES):	Ad Valorem	
SUBJECT(S):	Real Property Inspections	
EFFECTIVE DATE:	November 1, 2026	Emergency <input type="checkbox"/>

ESTIMATED REVENUE IMPACT:

FY27-28: Unknown change in revenue to local tax jurisdictions.

ANALYSIS: SB 2143 amends 68 O.S. § 2802 to revise the definitions of “mass appraisal standards” and “cost approach”, and to add a definition of “fixed winged aircraft.” The measure also amends and 68 O.S. § 2821 to allow county assessors to use digital visual technology, including aerial or satellite imagery, to identify changes to real property as part of the visual inspection process.

The revised definition of “mass appraisal standards” refers to the standards maintained by the International Association of Assessing Officers. The amended definition of “cost approach” excludes developer costs at the time of construction, which may reduce calculated fair cash values for affected properties, and, in turn, ad valorem tax revenue for local taxing jurisdictions.¹

The authorization to use digital visual technology affects inspection practices and administrative efficiency but does not alter the requirement to value property at fair cash value or highest and best use.

The scope of any revenue impact is uncertain and would depend on how the revised definitions are applied and how digital visual technology is used in practice by county assessors.

¹ Industry appraisal standards, including definitions published by the International Association of Assessing Officers (IAAO), generally define construction cost under the cost approach to include both direct (hard) costs and indirect (soft or developer) costs incurred during construction. Excluding indirect costs may differ from traditional cost-based valuation practices used in appraisal.

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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.