



2026 South Dakota Legislature

House Bill 1253

HOUSE TAXATION ENGROSSED

Introduced by: **Representative** Odenbach

1 **An Act to adjust the assessment methodology for owner-occupied single-family**
 2 **dwelling and nonagricultural property by considering previous years'**
 3 **assessed values.**

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF SOUTH DAKOTA:

5 **Section 1. That § 10-6-101 be AMENDED:**

6 **10-6-101.** Terms used in this chapter mean:

7 (1) "Assessment sample period," the most recent eight assessment years, including
 8 the current assessment year;

9 (2) "Department," the Department of Revenue;

10 ~~(2)~~(3) "Director," a county's director of equalization;

11 (4) "Olympic average", the arithmetic average of a set of values after removing the
 12 single highest and single lowest values from the set and averaging the remaining
 13 values; and

14 ~~(3)~~(5) "Tract," "lot," "piece," or "parcel," any contiguous quantity of land that is possessed
 15 by, owned by, or recorded in the name of the same person.

16 **Section 2. That a NEW SECTION be added to chapter 10-6:**

17 After annually determining the fair market value of all property pursuant to § 10-
 18 6-105, the director shall adjust the assessed value of each owner-occupied single-family
 19 dwelling and nonagricultural property to equal the intertemporal average value of the
 20 property.

21 For purposes of this section, if during the assessment sample period the property
 22 had no change in its use or classification, or no addition, "intertemporal average value"
 23 means the olympic average of the fair market value of the property, as determined
 24 pursuant to § 10-6-105, during the assessment sample period.

1 For purposes of this section, if during the assessment sample period the property
2 had a change in its use or classification, or had an addition, "intertemporal average value"
3 means the olympic average of the fair market value of the property, as determined
4 pursuant to § 10-6-105, during all the assessment years, including the current
5 assessment year, since the change in the use or classification of the property, or since the
6 addition to the property.

7 An addition to an existing structure affixed to land, which results in an increase in
8 the assessed value of the structure of forty percent or less, does not affect the period over
9 which the intertemporal average value is determined.

10 The adjustment in the taxable value of owner-occupied single-family dwellings and
11 nonagricultural property under this section may not result in an increase in taxes imposed
12 on agricultural property by any taxing district.