

**LAI-ON-THE-TABLE**

Submitted by: Assembly Vice Chair  
Constant and Assembly  
Members Dunbar, Quinn-  
Davidson, and Petersen  
Prepared by: Assembly Counsel  
For reading: July 12, 2022

**ANCHORAGE, ALASKA  
AO No. 2022-75**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY TO SUBMIT**  
2 **TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A**  
3 **BALLOT PROPOSITION THAT WOULD INCREASE THE RESIDENTIAL REAL**  
4 **PROPERTY TAX EXEMPTION, AND UPON VOTER APPROVAL AMENDING**  
5 **ANCHORAGE MUNICIPAL CODE SECTION 12.15.015 ACCORDINGLY.**  
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8 **WHEREAS**, the majority of Anchorage’s revenues come from property taxes  
9 and payments in lieu of property taxes, which are paid by Anchorage residents,  
10 businesses and property owners;

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12 **WHEREAS**, property owners have indicated a desire for property-tax relief;

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14 **WHEREAS**, House Bill 411 became law on July 11, 2022 providing Alaska  
15 communities the ability to increase property tax exemptions from \$50,000 to  
16 \$75,000 when the law goes into effect on October 9, 2022; and

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18 **WHEREAS**, Anchorage homeowners are feeling the impacts of record rates  
19 of inflation, and residential property appraisals increased an average of 8-10% in  
20 2022 while commercial values remained flat or decreased at a similar rate; and

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22 **WHEREAS**, a larger residential exemption could provide much-needed relief  
23 for homeowners beginning with 2023 tax bills; and,

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25 **WHEREAS**, state law requires changes to the residential real property  
26 exemption to be approved by voters; now, therefore

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28 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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30 **Section 1.** Pursuant to state law and the Anchorage Municipal Charter, a ballot  
31 proposition in substantially the following form and substance shall be submitted to  
32 the qualified voters of the Municipality at the next regular municipal election:  
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34 **PROPOSITION NO. \_\_\_\_\_**

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36 **RESIDENTIAL REAL PROPERTY TAX EXEMPTION INCREASE**

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38 This proposition would increase the residential real property tax  
39 exemption up to a maximum of \$75,000. Currently, 20% of a

residential real property's value may be exempt from taxation, up to a maximum of \$50,000.

Shall the residential real property tax exemption be increased, as described above?

YES  NO

**Section 2.** Anchorage Municipal Code section 12.15.015 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**12.15.015 Real property exemptions.**

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E. Municipal exemptions.

- 1. *Residential real property exemption.* Twenty percent of the assessed value of residential real property, up to a maximum of \$75,000.00 [50,000.00] of assessed value, shall be exempt from property taxation if:

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(AO No. 86-211(S-1); AO No. 88-158; AO No. 92-56; AO No. 94-228(S-2), § 1, 2-7-95; AO No. 95-199, § 1, 1-1-96; AO No. 97-146, § 1, 1-1-98; AO No. 2003-149, § 1, 11-4-03; AO No. 2008-18, § 1, 2-12-08; AO No. 2009-133(S-1), § 2, 1-12-10; AO No. 2011-16, § 2, 2-1-11; AO No. 2011-37(S), § 1, 4-12-11; AO No. 2011-108(S), § 1, 11-22-11, retro eff. 1-1-10; AO No. 2012-1, § 2, 4-3-12; AO No. 2014-150(S), § 1, 2-3-15; AO No. 2016-118(S), § 1, adopted 12-20-16; AO No. 2017-154, § 2, 12-19-17; AO No. 2019-102, § 1, 9-10-19; AO No. 2020-96, § 4, 9-1-21\*)

**Section 3.** This ordinance is effective immediately upon passage and approval by the Assembly. The proposition contained in Section 1 of this ordinance, and section 2 shall become effective if, and only if, the proposition contained in section 1 of this ordinance is approved by a majority of the voters voting on the question.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Chair

ATTEST:

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Municipal Clerk