



**VIRTUAL CONFERENCE**

APRIL 10, 2025 | APRIL 15, 2025

# Understanding Property Tax & Implications for Extension

**Jennifer Vit, IECA Executive Director**

April 10, 2025

Iowa ←  
Extension Council  
→ Association

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# Presenters



*Jennifer Vit*  
*Executive  
Directors, IECA*



*Erin Mullenix*  
*Evaluation  
Specialist, CED*



*Andrea Welchans*  
*Assistant Vice  
President for  
County Services*

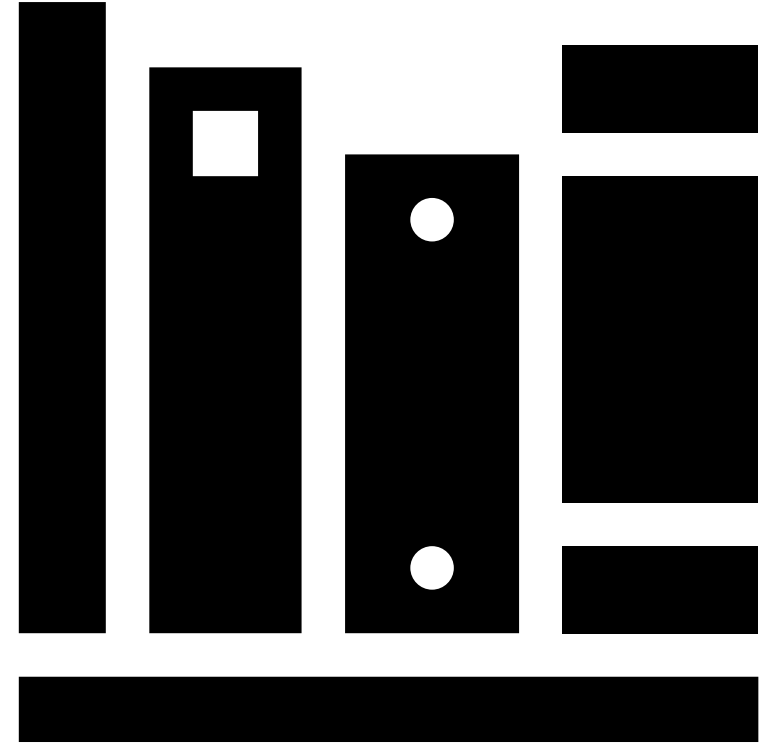
# **Why is this a big deal?**

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# Iowa Code Section 176A

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- Iowa Code dictates how extension districts can/can't levy for taxes AND how you can spend your money
- Aggregated from across the state, **property taxes levied** made up **63.2%** of all county revenues in FY24.

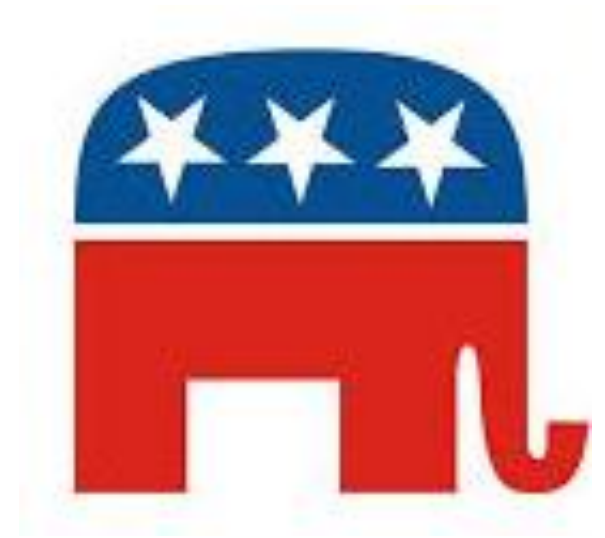


# Overview of current legislative environment

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# 2025 Iowa Legislative Environment

- Makeup of legislators
- Republican-controlled
- 2023 tax reform
- Legislators have received feedback from constituents expressing concern over rising property tax bills.



# Property Tax Reform



- Similar bills in House (#313) and Senate (#1208)
  - House Study Bill #313
  - Senate Study Bill #1208
- Seems like it popped up quickly, but...
- No funnel requirement
- State Supplemental Aid bill (provides education funding) is on Governor Kim Reynolds desk (as of 4/8/25) for signature

# But wait! There's more....

Just yesterday, amendments were filed:

- Senate Study Bill #1227
- House Study Bill #328

Iowa General Assembly  
Daily Bills, Amendments and Study  
Bills  
April 09, 2025

House Study Bill 328 - Introduced

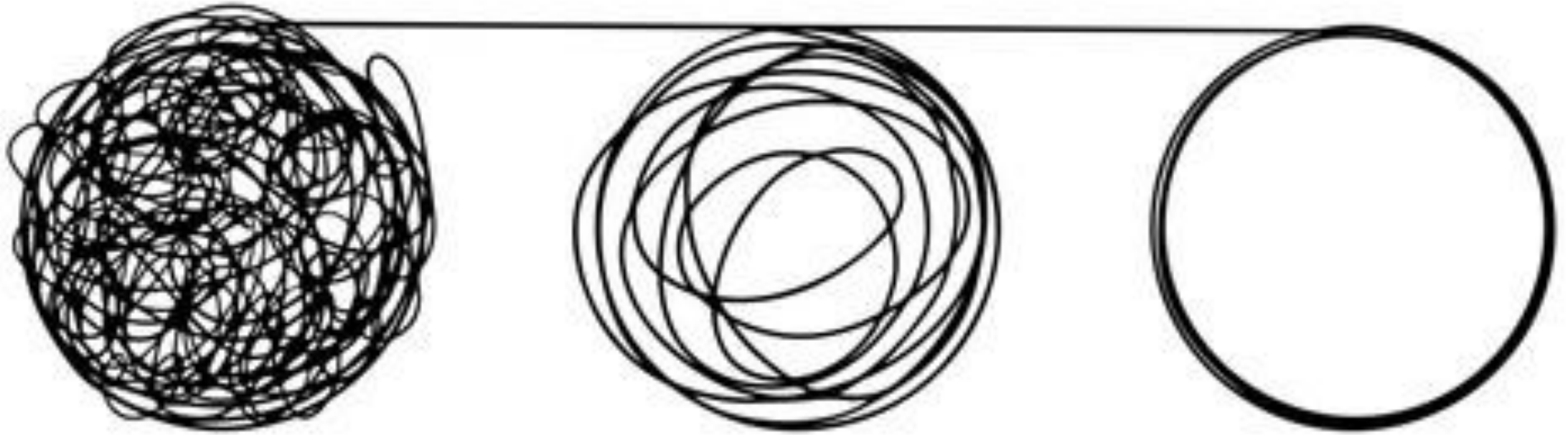
HOUSE FILE \_\_\_\_\_  
BY (PROPOSED COMMITTEE ON  
WAYS AND MEANS BILL BY  
CHAIRPERSON KAUFMANN)



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# Changes by the hour





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Overview of  
property  
taxes

What's in the  
bills?

**Erin Mullenix, Evaluation Specialist**

**ISU Extension and Outreach Community Economic Development**





# Purpose of Property Taxes

Taxing authorities big and small, rural and urban, rely on local property taxes to fund the essential services residents and businesses depend upon for everyday life.

For example, city property taxes help construct and maintain streets, support public safety operations, treat water and wastewater, provide cultural and recreational amenities, and are at the foundation of a community's quality of life.

# Iowa's Property Tax System

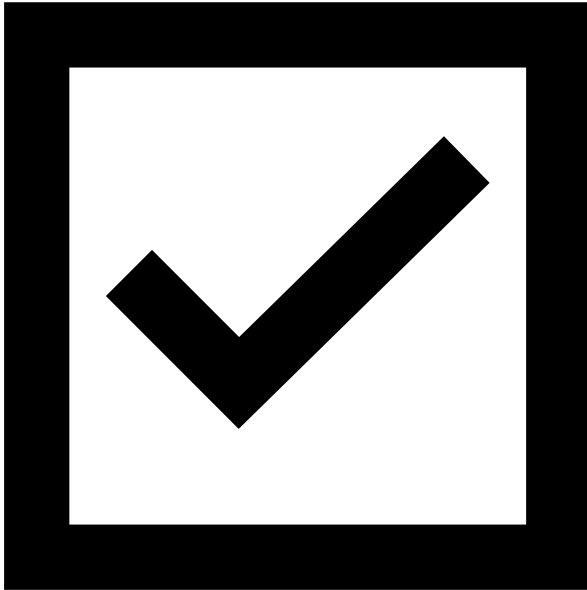
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- Iowa's property tax system is complex. As established in the Code of Iowa, there are specific limits and authorizations to levy taxes in communities.
- Property Tax Classifications & Valuation
- Property Tax Rollbacks & Taxable Valuations



# Disclaimer

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- All information in this slide set is unofficial and reflects my current understanding of the mechanics.
- There is room for error.
- I am not an attorney nor is this any type of legal advice around actions to take.
- It is possible that current bill language may not match with the intent we currently understand.

# Previous proposed legislation (HSB 313 / SSB 1208)

- Identical companion bills and amendments
- Amendments filed yesterday – we will review those also
- More amendments are likely
- Complex with many moving parts



## Division VII of the previous study bills:

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In brief,  
Restricts Other Rate-Limited City/County Levies:

Aside from the city/county general fund levies, the bills restrict all other rate-limited ad-valorem city levies to 2% cap on revenue growth year-to-year.

# Division VII

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- This includes the County Ag Extension District Levy
- Currently authorized levies may **not** be imposed going forward unless they were imposed in the FY26 budget
- If an amount less than the maximum is adopted in any year, the 2% cap remains (put differently, it never goes up)
- Does not exempt new construction/valuation from the 2% cap on these levies (put differently, districts do not capture an increase related to new construction/valuation growth)
- Ratcheting does not include non-rate-limited levies, such as the tort and unemployment levies



# Division VIII of the study bills as amended yesterday: Restricts Other Rate-Limited City/County Levies

Amendment in brief:

Removed the Ag Extension Levy from the  
Rate-Limited Ad Valorem Section

Created a framework specific to the Ag  
Extension Levy, more similar to today's



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# Division VIII

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- Retains the "Dollar Cap" and "Levy Cap" structure, similar to today's
- The "Dollar Cap" structure is unchanged
- The "Levy Cap" levy rates are cut in half
  - Why? The property tax rollbacks are eliminated, except for Ag property
    - This significantly increases the tax base

# **Division V**

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There is no adjustment for new construction/valuation for those Districts using the levy cap method.



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# Division V

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The homestead exemption in Division V will also impact Ag Extension Districts using the levy cap method.

This creates a new homestead exemption on the first \$50,000 of eligible property.

- For example, for an Ag Extension District between populations 30-50k, the levy cap method would allow 10 1/8-cent levy up to \$342k/year.
- For an individual home in this district, this levy applied across the \$50,000 exemption would be approx. \$5.06 per home (assuming not an age 65+ filer)

# Division V

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The homestead exemption currently available for eligible filers aged 65+ will be in addition to this new exemption.

The expanded military service exemption will also have an impact on Districts using the levy cap method.

# Division VIII – Section 90

## Proposes an *Interim 2025 Legislative Study Committee*

13      Sec. 90. PROPERTY TAXATION RATES — STUDY COMMITTEE.  
14      1. a. The legislative council is requested to establish a  
15 legislative study committee during the 2025 legislative inter  
16 to examine appropriate rates of property taxation imposed by  
17 governmental entities following the adjustments to assessment  
18 limitations and levy rate limitations made in this Act.  
19      b. The study committee shall consist of the following voti  
20 members of the general assembly:  
21      (1) Two members of the senate appointed by the majority  
22 leader of the senate.  
23      (2) One member of the senate appointed by the minority  
24 leader of the senate.  
25      (3) Two members of the house of representatives appointed  
26 the speaker of the house of representatives.  
27      (4) One member of the house of representatives appointed b  
28 the minority leader of the house of representatives.  
29      2. The committee shall make recommendations to and file a  
30 report with the general assembly relating to the appropriate  
31 rates of property taxation imposed by governmental entities  
32 following enactment of this Act, no later than January 15,  
33 2026.



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**Erin Mullenix**

**erinm1@iastate.edu**



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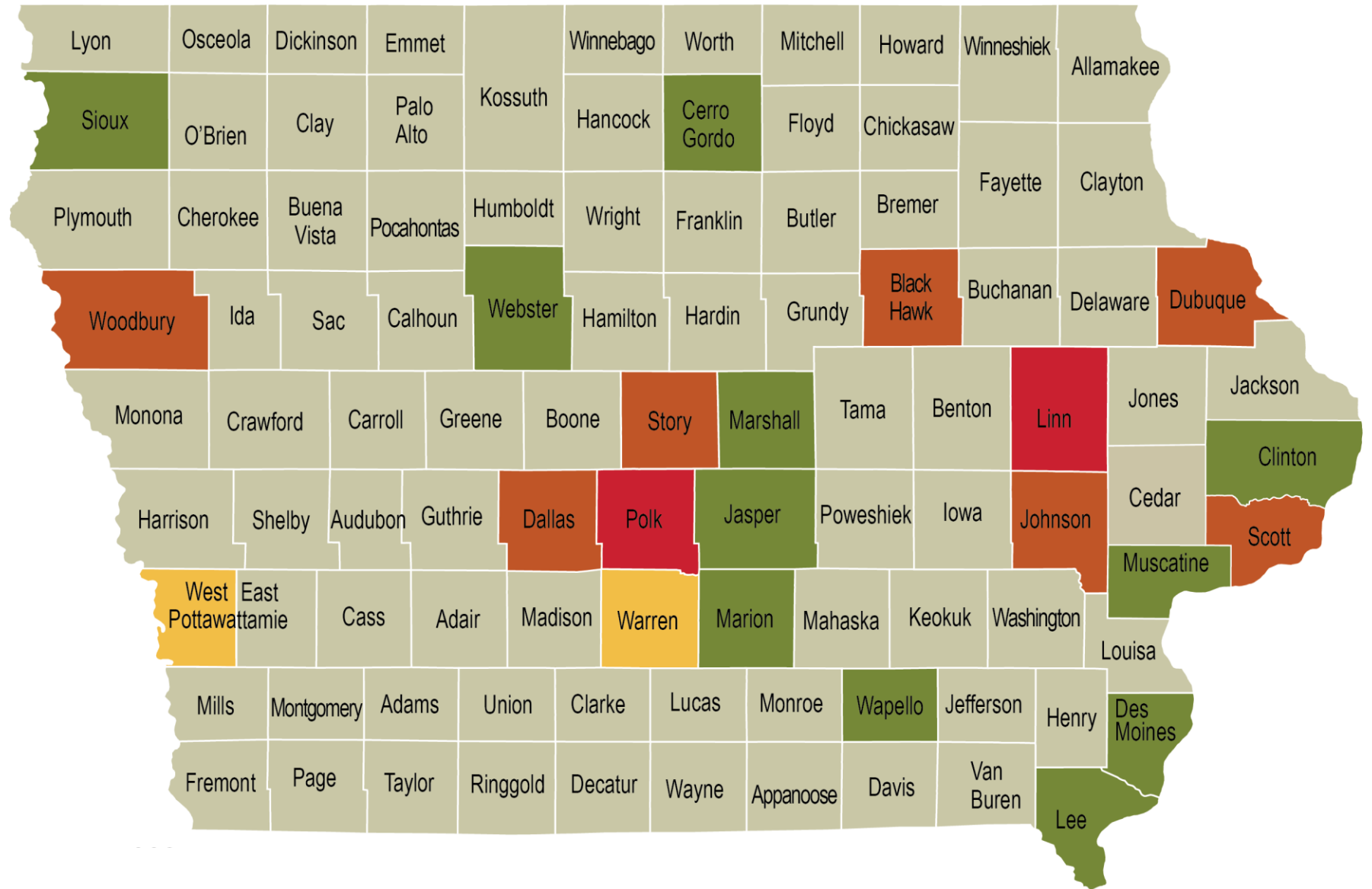
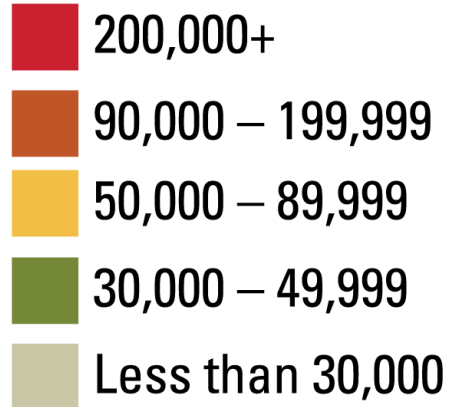
**Andrea Welchans**

**andwelch@iastate.edu**

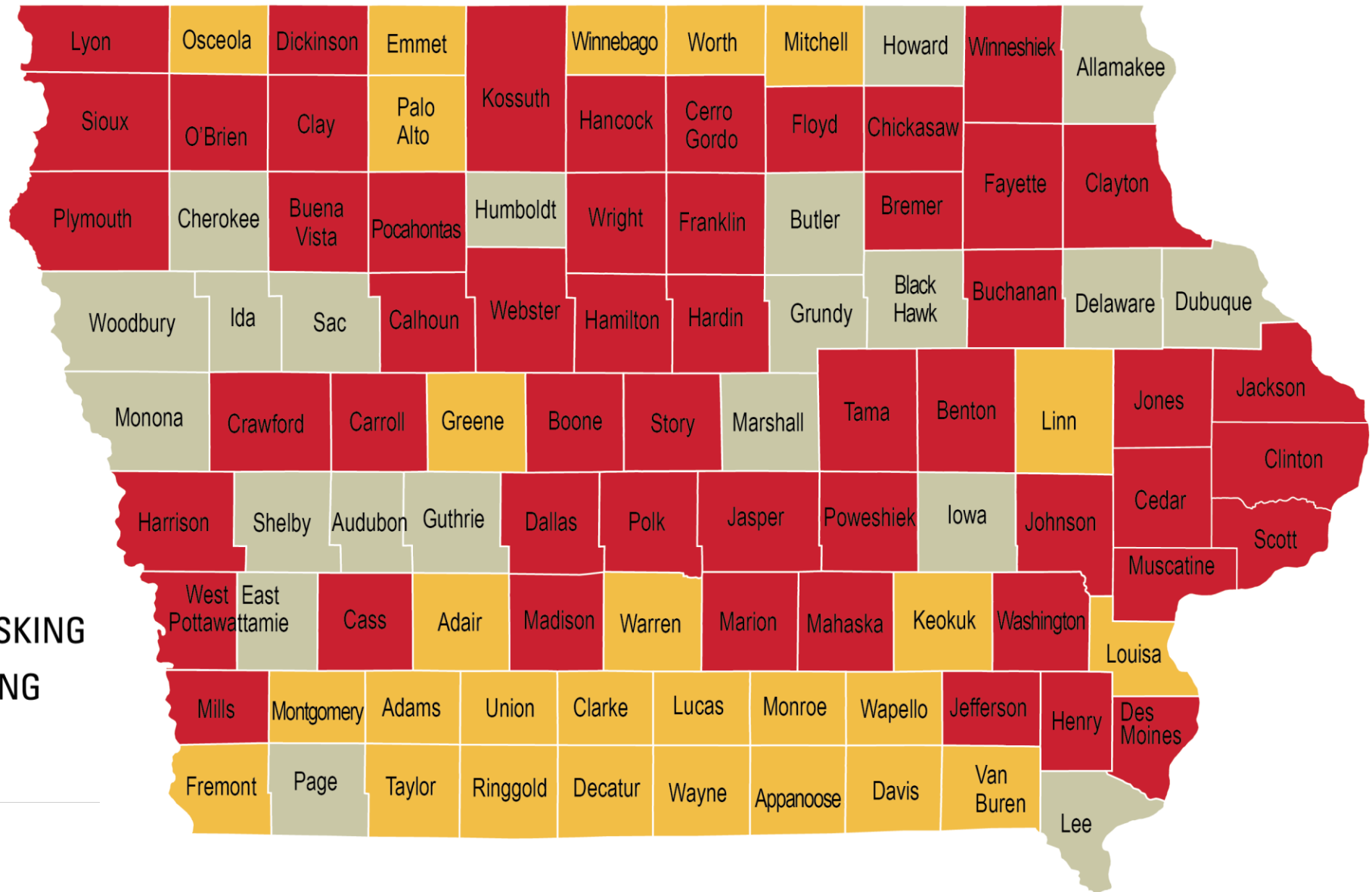


# PROPERTY TAX LEVYING TIERS DEFINED IN 176A

## POPULATION



# FY25 AG EXTENSION TAX ASKING



## KEY

- DOLLAR CAP - MAX ASKING
- LEVY CAP - MAX ASKING
- NOT AT MAX ASK

# Current District Tax Asking Limits

2020 Population	Levy Cap	Dollar Cap	FY25 Max	FY26 Max	FY27 Max
Under 30,000	\$0.3000	\$6,000	\$279,000	\$285,000	\$291,000
30,000-49,999	\$0.2025	\$7,000	\$328,000	\$335,000	\$342,000
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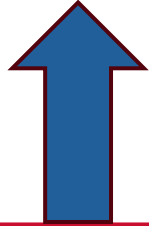
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\$930,000,000 x \$0.30

=

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How the max tax is calculated:

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x

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2020 Population	Levy Cap	Dollar Cap	FY25 Max	FY26 Max	FY27 Max
Under 30,000	\$0.3000	\$6,000	\$279,000	\$285,000	\$291,000
30,000-49,999	\$0.2025	\$7,000	\$328,000	\$335,000	\$342,000
50,000-89,999	\$0.1350	\$9,000	\$418,500	\$427,500	\$436,500
90,000-199,999	\$0.1350	\$15,000	\$660,000	\$675,000	\$690,000
200,000 and Up	\$0.0500	\$25,000	\$1,000,000	\$1,025,000	\$1,050,000

Taxable Valuation needed to avoid Levy Cap			FY25	FY26	FY27
Under 30,000		\$630,000,000	\$930,000,000	\$950,000,000	\$970,000,000
30,000-49,999			\$1,619,753,086	\$1,654,320,988	\$1,688,888,888
50,000-89,999			\$3,100,000,000	\$3,166,666,667	\$3,233,333,333
90,000-199,999			\$4.888,888,889	\$5,000,000,000	\$5,111,111,111
200,000 and Up			\$20,000,000,000	\$20,500,000,000	\$21,000,000,000

Counties with lower valuations are capped by the levy mil rate:

\$630,000,000

x

\$0.30

=

\$189,000

1,000

2020 Population	Levy Cap	Dollar Cap	FY25 Max	FY26 Max	FY27 Max
Under 30,000	\$0.3000	\$6,000	\$279,000	\$285,000	\$291,000
30,000-49,999	\$0.2025	\$7,000	\$328,000	\$335,000	\$342,000
50,000-89,999	\$0.1350	\$9,000	\$418,500	\$427,500	\$436,500
90,000-199,999	\$0.1350	\$15,000	\$660,000	\$675,000	\$690,000
200,000 and Up	\$0.0500	\$25,000	\$1,000,000	\$1,025,000	\$1,050,000

Taxable Valuation needed to avoid Levy Cap			FY25	FY26	FY27
Under 30,000		\$1,200,000,000	\$930,000,000	\$950,000,000	\$970,000,000
30,000-49,999			\$1,619,753,086	\$1,654,320,988	\$1,688,888,888
50,000-89,999			\$3,100,000,000	\$3,166,666,667	\$3,233,333,333
90,000-199,999			\$4.888,888,889	\$5,000,000,000	\$5,111,111,111
200,000 and Up			\$20,000,000,000	\$20,500,000,000	\$21,000,000,000

Counties with high valuations are capped by the dollar cap:

\$279,000 x 1,000

\$ 1,200,000,000

= \$0.2325

# New Amendment – Levy Cap Reduced

2020 Population	Levy Cap	Dollar Cap	FY25 Max	FY26 Max	FY27 Max
Under 30,000	\$0.1500	\$6,000	\$279,000	\$285,000	\$291,000
30,000-49,999	\$0.10125	\$7,000	\$328,000	\$335,000	\$342,000
50,000-89,999	\$0.0675	\$9,000	\$418,500	\$427,500	\$436,500
90,000-199,999	\$0.0675	\$15,000	\$660,000	\$675,000	\$690,000
200,000 and Up	\$0.0250	\$25,000	\$1,000,000	\$1,025,000	\$1,050,000

Taxable Valuation needed to avoid Levy Cap			FY25	FY26	FY27
Under 30,000			\$930,000,000	\$950,000,000	\$970,000,000
30,000-49,999			\$1,619,753,086	\$1,654,320,988	\$1,688,888,888
50,000-89,999			\$3,100,000,000	\$3,166,666,667	\$3,233,333,333
90,000-199,999			\$4,888,888,889	\$5,000,000,000	\$5,111,111,111
200,000 and Up			\$20,000,000,000	\$20,500,000,000	\$21,000,000,000

# New Amendment – Levy Cap Reduced

2020 Population	Levy Cap	Dollar Cap	FY25 Max	FY26 Max	FY27 Max
Under 30,000	\$0.1500	\$6,000	\$279,000	\$285,000	\$291,000
30,000-49,999	\$0.10125	\$7,000	\$328,000	\$335,000	\$342,000
50,000-89,999	\$0.0675	\$9,000	\$418,500	\$427,500	\$436,500
90,000-199,999	\$0.0675	\$15,000	\$660,000	\$675,000	\$690,000
200,000 and Up	\$0.0250	\$25,000	\$1,000,000	\$1,025,000	\$1,050,000

Taxable Valuation needed to avoid Levy Cap			FY25	FY26	FY27
Under 30,000			\$930,000,000	\$950,000,000	\$970,000,000
30,000-49,999			\$1,619,753,086	\$1,654,320,988	\$1,688,888,888
50,000-89,999			\$3,100,000,000	\$3,166,666,667	\$3,233,333,333
90,000-199,999			\$4,888,888,889	\$5,000,000,000	\$5,111,111,111
200,000 and Up			\$20,000,000,000	\$20,500,000,000	\$21,000,000,000

# New Amendment – Levy Cap Reduced

2020 Population	Levy Cap	Dollar Cap	FY25 Max	FY26 Max	FY27 Max
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Taxable Valuation needed to avoid Levy Cap			FY25	FY26	FY27
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50,000-89,999			\$3,100,000,000	\$3,166,666,667	\$3,233,333,333
90,000-199,999			\$4,888,888,889	\$5,000,000,000	\$5,111,111,111
200,000 and Up			\$20,000,000,000	\$20,500,000,000	\$21,000,000,000

# Percent Change in Valuations

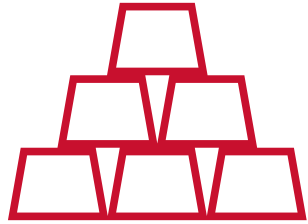
COUNTY	FY19 → FY20	FY20 → FY21	FY21 → FY22	FY22 → FY23	FY23 → FY24	FY24 → FY25
EAST POTT	2.9	-3.1	5.3	10.4	1.5	5.5
WEST POTT	3.5	1.6	7.0	5.3	-0.3	9.2
POWESHIEK	3.0	6.3	4.4	13.0	3.1	-6.8
RINGGOLD	1.5	18.1	5.4	-0.3	1.2	2.2
SAC	2.9	1.7	3.1	13.7	1.4	6.8
SCOTT	4.6	3.0	2.8	4.0	0.8	5.1
SHELBY	2.9	6.1	1.9	2.3	2.0	9.6
SIOUX	8.3	5.3	3.8	3.4	1.5	8.4
STORY	7.6	4.0	4.2	4.2	1.2	6.6



**VIRTUAL CONFERENCE**  
APRIL 10, 2025 | APRIL 15, 2025

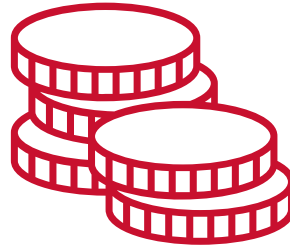


# What can we do now?



## Financial Health

- % Personnel expense
- % Facility expense
- Review monthly reports



## Revenue Generation

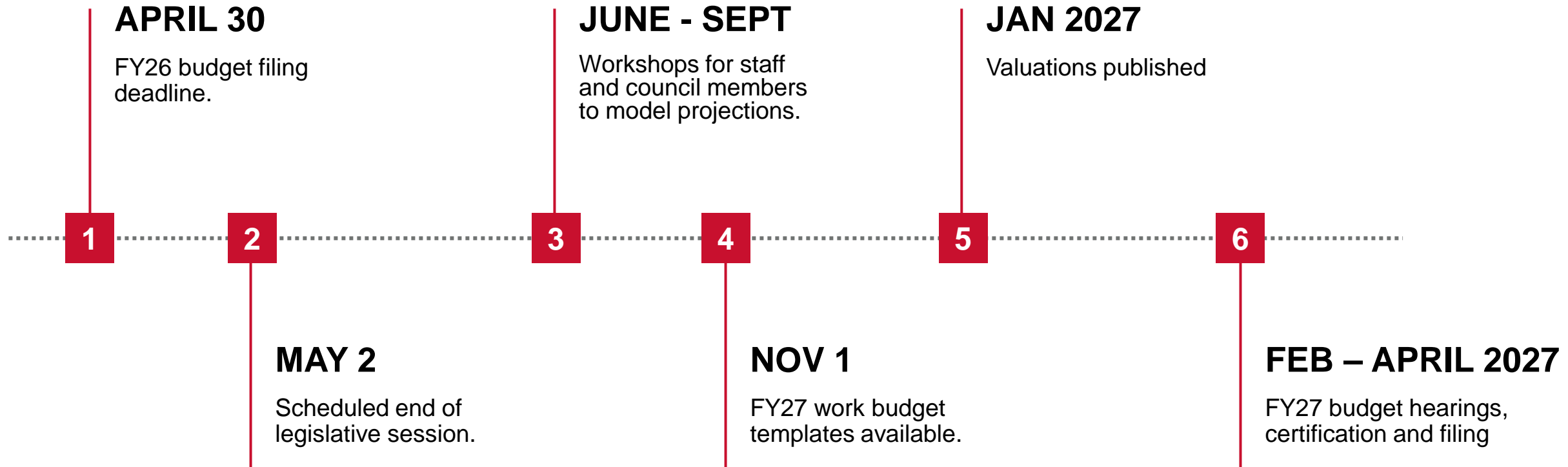
- Know your costs
- Diversified sources
- Communicate value



## Shared Opportunities

- Learning Summer/Fall
- Working regionally

# Timeline – Next 12 Months



**VIRTUAL CONFERENCE**  
APRIL 10, 2025 | APRIL 15, 2025



# Questions?

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