

**VILLAGE OF BELLEVUE
RESOLUTION V-08-2017**

**RESOLUTION SUPPORTING THE CLOSURE OF LOOPHOLES THAT SHIFT
A GREATER PROPERTY TAX BURDEN FROM COMMERCIAL TO
RESIDENTIAL HOMEOWNERS**

Whereas, home owners in Wisconsin already pay 70% of the total statewide property tax levy; and

Whereas, that disproportionate burden is about to get much worse unless the Legislature addresses tax avoidance strategies that national chains and big box retail establishments are using across the country to gain dramatic reductions in their property tax bills at the expense of homeowners and other taxpayers; and

Whereas, a carefully-orchestrated wave of 100s of lawsuits in Wisconsin is forcing assessors to slash the market value of thriving national retail stores, shifting their tax burden to local businesses and homeowners; and

Whereas, stores in Wisconsin have argued in communities across the state that the assessed value of their property for property tax purposes should be less than half of their actual sale prices on the open market; and

Whereas, in many cases the courts have sided with such establishments, requiring communities to refund tax revenue back to the stores; and

Whereas, such establishments and big box chains are using what is known as the “Dark Store Theory” to argue that the assessed value of a new store in a thriving location should be based on comparing their buildings to sales of vacant stores in abandoned locations from a different market segment; and

Whereas, the Republican-controlled Indiana state Legislature has on two occasions in the last two years overwhelmingly passed legislation prohibiting assessors from valuing new big box stores the same as nearby abandoned stores from a different market segment; and

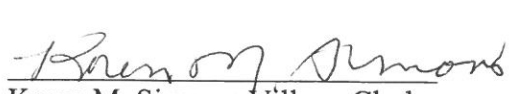
Whereas, the Michigan state house overwhelmingly passed similar legislation in May of 2016.


Now, Therefore, Be It Resolved, that the Village Board of the Village of Bellevue urges the Governor and the Legislature to protect homeowners and local businesses from having even more of the property tax burden shifted to them by passing legislation clarifying that:

1. Leases are appropriately factored into the valuation of leased properties; and
2. When using the comparable sale method of valuation, assessors shall consider as comparable only those sales within the same market segment exhibiting a similar highest and best use rather than similarly sized but vacant properties in abandoned locations.

Adopted by the Bellevue Village Board this 8th day of March, 2017.

ATTEST:


Karen M. Simons; Village Clerk


Steve Soukup; Village President

Name	Aye	Nay	Abstain	Absent
President Soukup	X			
Trustee Katers	X			
Trustee Gauthier	X			
Trustee Kaster	X			
Trustee Daul	X			
Total	5			