

Stricken language would be deleted from and underlined language would be added to present law.
Act 842 of the Regular Session

State of Arkansas
95th General Assembly
Regular Session, 2025

As Engrossed: H4/8/25

A Bill

HOUSE BILL 1894

By: Representative Beaty Jr.

By: Senator Gilmore

For An Act To Be Entitled

AN ACT TO ESTABLISH A METHOD OF VALUATION FOR REAL PROPERTY USED FOR AFFORDABLE HOUSING; TO ESTABLISH A METHOD OF VALUATION FOR CERTAIN REAL PROPERTY UNDER ARKANSAS CONSTITUTION, ARTICLE 16, § 5; AND FOR OTHER PURPOSES.

Subtitle

TO ESTABLISH A METHOD OF VALUATION FOR REAL PROPERTY USED FOR AFFORDABLE HOUSING; AND TO ESTABLISH A METHOD OF VALUATION FOR CERTAIN REAL PROPERTY UNDER ARKANSAS CONSTITUTION, ARTICLE 16, § 5.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. DO NOT CODIFY. Legislative intent.

The General Assembly intends for this act to ensure the fair and equitable assessment of all real property used for housing, including without limitation real property used for affordable housing.

SECTION 2. Arkansas Code § 26-26-1202, concerning valuation procedures for property, is amended to add an additional subsection to read as follows:

(j) The Assessment Coordination Division shall promulgate rules, including guidelines, for the fair and equitable assessment of real property that has federally imposed or state-imposed restrictions that use rent limitations, operations requirements, or any other restrictions on the real



property that are connected to:

(1) The real property being eligible for an income tax credit under 26 U.S.C. § 42;

(2) Real property constructed with the use of the United States Department of Housing and Urban Development HOME Investment Partnerships Program; or

(3) Real property constructed with the use of incentives provided by the United States Department of Agriculture under 42 U.S.C. § 1485.

SECTION 3. DO NOT CODIFY. Rules.

(a) When adopting the initial rules required under this act, the Assessment Coordination Division shall file the final rules with the Secretary of State for adoption under § 25-15-204(f):

(1) On or before January 1, 2026; or

(2) If approval under § 10-3-309 has not occurred by January 1, 2026, as soon as practicable after approval under § 10-3-309.

(b) The division shall file the proposed rules with the Legislative Council under § 10-3-309(c) sufficiently in advance of January 1, 2026, so that the Legislative Council may consider the rules for approval before January 1, 2026.

/s/Beaty Jr.

APPROVED: 4/17/25