

Manger Introduces Constitutional Amendment to Protect Seniors from Rising Property Taxes

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OKLAHOMA CITY— Rep. Robert Manger, R-Oklahoma City, has filed House Joint Resolution 1001 aimed at providing financial relief to Oklahoma senior homeowners. This initiative seeks to stabilize property taxes for those aged 65 and older who meet certain criteria, ensuring that they can remain in their homes without the burden of rising property taxes.

"This measure is about protecting our seniors and eliminating the worry about property taxes skyrocketing as they retire," Manger said. "By freezing taxable property values for qualifying seniors, we are helping them maintain stability and control over their financial future."

This measure was filed as a House Joint Resolution which, if passed by the Legislature, would give Oklahoma voters the opportunity to decide whether to incorporate the provisions of HJR1001 into the Oklahoma Constitution.

Under HJR1001, homeowners would need to meet specific eligibility requirements, including being 65 years or older, occupying their home for at least 10 years and ensuring the property's fair cash value does not exceed \$500,000. Temporary absences from the home, provided they do not exceed 365 days within a 10-year period, would not disqualify eligibility.

HJR1001 states that the fair cash value of a qualifying senior's homestead would be frozen at the value it held when the senior turned 65. This freeze applies even if property values in the area increase. The measure would also eliminate income-based eligibility, ensuring that all seniors who meet the age and occupancy criteria can benefit, marking a significant departure from the existing rules. Additionally, any new improvements to a senior's home would be added to the taxable value and once adjusted, the fair cash value total would remain for as long as the senior continues to own and occupy the property.

"Oklahoma's seniors often live on fixed incomes, and rising property taxes can strain their finances," Manger said. "This resolution would ensure that older homeowners are protected from these increases while maintaining fairness in the state's property tax system."

Rep. Manger encourages Oklahomans interested in this bill to reach out to their legislators and urge them to co-sponsor the legislation.

HJR1001 will be eligible for consideration in the upcoming legislative session, which starts Feb. 3. If passed, Oklahomans could see it on the ballot in 2026.

Representative Manger: I have e-mailed Senator Shane Jett about including real property on leased land in his SB823, along with some other modifications but I have yet to hear back from his office. In case this bill is not re-introduced or does not advance, I was wondering if there might be some way you could include this in your HJR1001. I live on leased land (owned by the on Shawnee Lake (land owned by the city of Shawnee) but own my site-built home along with approximately 180 other lessees. There are also around 200 people in a similar situation who reside at the Twin Lakes Sports Club in Logan County. I think there may be others, including a few who lease lakefront properties from the Corp of Engineers. We pay ad valorem taxes to the county on our homes but are not eligible to apply for Homestead because of the land lease. I have a new home that has not been assessed yet, but my neighbor (who is also on leased land) received an estimate from Pottawatomie County of \$4,800. It seems like all proposals for property tax reform are related to being eligible for Homestead Exemption, which I feel is unfair. I think in Hawaii, where real property on leased land is common, Homestead exemption applies to these properties. Thank you for any consideration you can give this and hope your HJR1001 gains traction during the upcoming session. If there is anything Julie and I can do to help you in this endeavor, please let us know. Our web site is www.propertytaxreform-ok.com and we are waiting for official language to post bills and resolutions.

