

DISCRETIONARY RESOLUTION

Commissioner Wiese offered the following Resolution:

RESOLUTION #2025-58

WHEREAS, the County of Brown, State of South Dakota has deemed it in the best interest of the County to adopt a Resolution implementing a Discretionary Formula for the reduced taxation of new structures and additions and partially constructed structures pursuant to SDCL § 10-6-137.

WHEREAS, to accomplish implementation of a Discretionary Formula the Board of Commissioners adopted Resolutions #19-24; #20-24; and #21-24.

WHEREAS, the Board of Commissioners wish to modify Resolution #21-24 to incorporate Resolutions #19-24 and #20-24 with modifications to the discretionary formulas contained therein to provide for equal application across specifically classified properties.

NOW, THEREFORE, BE IT RESOLVED, that the following properties shall be, and hereby are, specifically classified for the purpose of taxation pursuant to SDCL § 10-6-137:

- Any new industrial or commercial structure, or any addition, renovation, or reconstruction to an existing structure, located within a designated urban renewal area as defined in SDCL § 11-8-4, if the new structure, addition, renovation, or reconstruction has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(1)); Resolution #18-24 is hereby rescinded as applied to completed new construction and completed new improvement/additions effective following the 2026 assessment year. The terms of this resolution shall be effective as to completed new construction and completed new improvement/additions within designated urban renewal areas for the 2027 assessment year.
- Any new industrial structure, including a power generation facility, or an addition to an existing structure, if the new structure or addition has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(2)); Resolution #19-24 is hereby rescinded as applied to completed new construction and completed new improvement/additions following the 2026 assessment year. The terms of this resolution shall be effective as to new industrial structures for the 2027 assessment year.
- Any new nonresidential agricultural structure, or any addition to an existing structure, if the new structure or addition has a full and true value of ten thousand dollars or more (SDCL § 10-6-137(3)).
- Any new commercial structure, or any addition to an existing structure, except a commercial residential structure as described in SDCL § 10-6-137(5), if the new structure or addition has a full and true value of thirty thousand dollars or more (SDCL § 10-6-137(4));
- Any commercial, industrial, or non-residential agricultural property which increases more than ten thousand dollars in full and true value as a result of reconstruction or renovation of the structure (SDCL § 10-6-137(8)); and be it

FURTHER RESOLVED, that any structure classified pursuant to this Resolution shall, following construction, initially be valued for taxation purposes in the usual manner, and that value shall be referred to in this Resolution as the "Pre-Adjustment Value"; and be it

FURTHER RESOLVED, that the assessed value to be used for tax purposes of any structure classified pursuant to this Resolution shall, following construction, be calculated as follows:

- a. For the first tax year following construction, 20% of the Pre-Adjustment Value;
- b. For the second tax year the following construction, 40% of the Pre-Adjustment Value;
- c. For the third tax year following construction, 60% of the Pre-Adjustment Value;
- d. For the fourth tax year following construction, 80% of the Pre-Adjustment Value;
- e. For the fifth tax year following construction, 100% of the Pre-Adjustment Value;

and be it

FURTHER RESOLVED, that the Board of County Commissioners may, if requested by the owner of any of the above-described property, not apply the above formula, in which case the full assessment shall be made without application of the formula. In waiving this formula for the structure of one owner, the Board of County Commissioners is not prohibited from applying the formula for subsequent new structures by that owner; and be it

FURTHER RESOLVED, that for purpose of this Resolution, the assessed valuation during any of the five years may not be less than the assessed valuation of the property year preceding the first year of the tax years following construction; and be it

FURTHER RESOLVED, that any structure that is partially constructed on the assessment date may be valued for tax purposes pursuant to this Resolution and the valuation may not be less than the assessed valuation of the property in the year preceding the beginning of construction; and be it

FURTHER RESOLVED, that following the five-year period under this section, the property shall be assessed at the same percentage as is all other property for tax purposes.

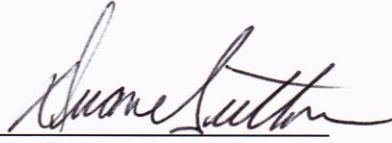
Nothing in the resolution is intended to allow any refund or abatement of taxes levied prior of its passage.

Dated this 30th day of December, 2025.

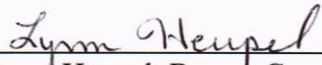
Seconded by Commissioner Dennert.

Roll call vote: Commissioners Dennert-aye; Dinger-aye; Gage-aye; Sutton-aye and Wiese-aye. Resolution adopted.

Brown County Commission:


Duane Sutton, Chairman

Attest:


Lynn Heupel, Brown County Auditor

