

NCACC Proposed Property Tax Reform Recommendations



Created by the North Carolina Association of County Commissioners (NCACC) Advocacy and Policy Team — April 2026

In coordination with county stakeholders, the North Carolina Association of County Commissioners (NCACC) has identified targeted adjustments that may enhance the North Carolina property tax system without compromising the integrity of the existing framework. Please find the recommendations below.

Homestead Exclusion and Circuit Breaker Enhancements

1

Modify eligibility thresholds or benefit levels to provide targeted relief for elderly, disabled, and low-income residents. Expansion or refinement of the current circuit breaker program would help safeguard qualifying homeowners—particularly seniors and residents with lower incomes—from financial hardships driven by valuation increases.

Review Reappraisal Cycle Timing

2

Encourage counties to adopt a more frequent revaluation cycle by providing technical, educational, and financial support to counties to assist with improved revaluations while smoothing out the volatility of property values in rapidly changing real estate markets. Preserve local governments' ability to reevaluate more frequently as needed.

Close Statutory Loopholes

3

Address unintended consequences within existing exemption statutes, including provisions related to low-income and affordable housing classifications, and ensure that existing exemptions meet the spirit of the law.

Increase Transparency in Billing and Revenue-Neutral Tax Rates

4

Require property tax bills to include clear information on the county, municipal, and special taxing district rates and amounts. Additionally, in revaluation years, require local governments to disclose the revenue-neutral rate, and provide a clear explanation when a governing board adopts a tax rate above that threshold.