



Maximum Property Tax Increase Limits for 2025

State-by-State

Disclaimer:

Property tax rates and assessments can vary by location and are subject to change. Homeowners are encouraged to verify all tax information directly with their local city or county offices, such as the County Assessor's Office or Tax Collector, to ensure accuracy and applicability to their specific property.

Alabama	<p>Maximum Property Tax Increase Limit</p> <p>7% cap on annual assessed value increase for residential properties.</p> <p>Notes: Levy and rate limits also apply; low overall tax burden.</p>
Alaska	<p>Maximum Property Tax Increase Limit</p> <p>No statewide cap; local jurisdictions set limits (e.g., Anchorage caps revenue growth at 10%).</p> <p>Notes: Varies by borough; high taxes in some areas like Anchorage.</p>
Arizona	<p>Maximum Property Tax Increase Limit</p> <p>All three caps (assessment, rate, levy); primary residence assessed value capped at 5% annual increase.</p> <p>Notes: Exemptions for eligible homeowners; school district taxes adjusted to stay within limits.</p>
Arkansas	<p>Maximum Property Tax Increase Limit</p> <p>5% cap on assessed value increase for homesteads; no cap for non-homesteads.</p> <p>Notes: Low overall tax burden.</p>
California	<p>Maximum Property Tax Increase Limit</p> <p>2% cap on assessed value increase under Prop 13; tax rate capped at 1% of assessed value.</p> <p>Notes: Exemptions for disabled veterans; relief for fire-affected areas.</p>
Colorado	<p>Maximum Property Tax Increase Limit</p> <p>5.5% cap on non-school district property tax revenue growth; assessment rates adjusted.</p> <p>Notes: State reimburses counties for revenue losses; low effective rates.</p>

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Connecticut	Maximum Property Tax Increase Limit
	No statewide cap; local mill rates vary, but revenue increases often limited by budget votes. Notes: High effective rates (1.96%) drive out-migration.
Delaware	Maximum Property Tax Increase Limit
	No statewide cap; local governments set rates with voter approval. Notes: Low effective rates (0.57%); no sales tax.
Florida	Maximum Property Tax Increase Limit
	3% cap on assessed value increase for homesteads (Save Our Homes); no cap for non-homesteads. Notes: Homestead exemption adjusted for inflation; high insurance costs offset tax relief.
Georgia	Maximum Property Tax Increase Limit
	Assessment growth capped for homesteads (voter-approved Amendment 1); no specific percentage limit. Notes: Local sales taxes may offset property tax relief; exemptions for seniors.
Hawaii	Maximum Property Tax Increase Limit
	No statewide cap; local counties set rates with budget constraints. Notes: Lowest effective rate (0.32%); high home values offset low rates.
Idaho	Maximum Property Tax Increase Limit
	3% cap on property tax budget increase for local governments; exemptions apply. Notes: Rising home values increase bills despite caps.
Illinois	Maximum Property Tax Increase Limit
	5% cap on assessed value increase in some counties; revenue capped at lesser of 5% or CPI. Notes: Second-highest effective rate (2.08%); high taxes drive out-migration.
Indiana	Maximum Property Tax Increase Limit
	No specific cap; temporary homestead deduction moderates increases. Notes: Efforts to abolish taxes; competitive tax system.

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Iowa

Maximum Property Tax Increase Limit

No statewide cap; local budgets limit increases; senior exemptions available.

Notes: Stable rates; median bill \$2,466.

Kansas

Maximum Property Tax Increase Limit

No statewide cap; proposed disclosure requirements for increases.

Notes: Levy limit proposed for long-term relief.

Kentucky

Maximum Property Tax Increase Limit

4% cap on revenue increase without voter approval; senior exemptions.

Notes: Low effective rate (0.83%); stable bills.

Louisiana

Maximum Property Tax Increase Limit

No statewide cap; reassessments every 4 years; low effective rate (0.54%).

Notes: Circuit breakers cap bills for low-income homeowners.

Maine

Maximum Property Tax Increase Limit

No statewide cap; local budgets constrain increases; high rates in coastal areas.

Notes: Median bill \$2,659; vacation homes drive rates.

Maryland

Maximum Property Tax Increase Limit

10% cap on assessed value increase for homesteads; local rates vary.

Notes: Urban counties have higher rates; median bill \$3,629.

Massachusetts

Maximum Property Tax Increase Limit

2.5% cap on property tax levy increase (Prop 2½); exemptions for seniors.

Notes: High rates in Boston; median bill \$5,060.

Michigan

Maximum Property Tax Increase Limit

Lesser of 5% or inflation cap on taxable value for homesteads; no cap for non-homesteads.

Notes: Stable rates; median bill \$2,444.

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Minnesota

Maximum Property Tax Increase Limit

No statewide cap; preliminary levies up 6% for 2025; homestead exclusion increased.

Notes: Relief for low-value homesteads; median bill \$2,811.

Mississippi

Maximum Property Tax Increase Limit

10% cap on property tax revenue increase; excess reduces next year's bills.

Notes: Low effective rate (0.63%); senior exemptions.

Missouri

Maximum Property Tax Increase Limit

Inflation-based cap on property tax increases; senior tax freeze available.

Notes: Low median bill (\$1,972); reform proposed.

Montana

Maximum Property Tax Increase Limit

No statewide cap; local budgets limit increases; rising urban rates.

Notes: Median bill \$2,189; population influx drives increases.

Nebraska

Maximum Property Tax Increase Limit

2.5% cap on property tax revenue increase; exemptions proposed.

Notes: High effective rate (1.67%); relief efforts ongoing.

Nevada

Maximum Property Tax Increase Limit

3% cap on residential assessed value increase; no income tax.

Notes: Low effective rate (0.64%); attractive to buyers.

New Hampshire

Maximum Property Tax Increase Limit

No statewide cap; high reliance on property taxes; no income tax.

Notes: High effective rate (1.93%); median bill \$6,036.

New Jersey

Maximum Property Tax Increase Limit

2% cap on property tax levy increase; exemptions for seniors.

Notes: Highest effective rate (2.23%); median bill \$8,998.

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New Mexico	<p>Maximum Property Tax Increase Limit</p> <p>3% cap on assessed value increase for residential properties.</p> <p>Notes: Low effective rate (0.60%); attractive to buyers.</p>
New York	<p>Maximum Property Tax Increase Limit</p> <p>2% cap on property tax levy increase; exemptions for seniors.</p> <p>Notes: High rates in suburbs; median bill \$5,685.</p>
North Carolina	<p>Maximum Property Tax Increase Limit</p> <p>No statewide cap; frequent reappraisals (e.g., Wake County); low effective rate (0.85%).</p> <p>Notes: Median bill \$1,668; rising home values increase taxes.</p>
North Dakota	<p>Maximum Property Tax Increase Limit</p> <p>No statewide cap; local budgets constrain increases; low effective rate (0.97%).</p> <p>Notes: Median bill \$2,138; stable rates.</p>
Ohio	<p>Maximum Property Tax Increase Limit</p> <p>No statewide cap; voter approval required for levy increases; median bill \$2,639.</p> <p>Notes: Recent reappraisals increase bills; high rates in some areas.</p>
Oklahoma	<p>Maximum Property Tax Increase Limit</p> <p>5% cap on assessed value increase; senior tax freezes proposed.</p> <p>Notes: Low effective rate (0.90%); median bill \$1,498.</p>
Oregon	<p>Maximum Property Tax Increase Limit</p> <p>3% cap on assessed value increase; senior exemptions proposed.</p> <p>Notes: Median bill \$3,058; stable but high in some areas.</p>
Pennsylvania	<p>Maximum Property Tax Increase Limit</p> <p>No statewide cap; local school districts set rates; reform efforts ongoing.</p> <p>Notes: Median bill \$2,894; high rates in some areas.</p>

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Rhode Island	Maximum Property Tax Increase Limit
	4% cap on property tax levy increase; coastal areas have higher rates. Notes: Median bill \$4,372; high rates impact affordability.
South Carolina	Maximum Property Tax Increase Limit
	No statewide cap; reassessments every 5 years; senior exemptions. Notes: Low effective rate (0.57%); median bill \$1,066.
South Dakota	Maximum Property Tax Increase Limit
	No statewide cap; local budgets limit increases; low effective rate (0.68%). Notes: Median bill \$2,172; stable rates.
Tennessee	Maximum Property Tax Increase Limit
	No statewide cap; local governments can raise rates without limit. Notes: Low effective rate (0.64%); median bill \$1,328.
Texas	Maximum Property Tax Increase Limit
	3.5% cap on property tax revenue increase for cities/counties; homestead exemption at \$140,000. Notes: No income tax; high effective rate (1.68%).
Utah	Maximum Property Tax Increase Limit
	No statewide cap; truth-in-taxation hearings required for increases; low effective rate (0.66%). Notes: Median bill \$1,963; stable rates.
Vermont	Maximum Property Tax Increase Limit
	No statewide cap; high effective rate (1.83%); median bill \$4,471. Notes: Education funding drives high taxes.
Virginia	Maximum Property Tax Increase Limit
	No statewide cap; local increases proposed (e.g., Arlington); median bill \$2,628. Notes: Urban areas have higher rates; stable elsewhere.

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Washington

Maximum Property Tax Increase Limit

1% cap on property tax levy increase; voter-approved increases allowed.

Notes: Senior exemptions; median bill \$3,806.

West Virginia

Maximum Property Tax Increase Limit

No statewide cap; low effective rate (0.59%); median bill \$803.

Notes: Stable rates; low overall burden.

Wisconsin

Maximum Property Tax Increase Limit

No statewide cap; levy limits tied to new construction; median bill \$3,398.

Notes: High rates in urban areas; stable elsewhere.

Wyoming

Maximum Property Tax Increase Limit

4% cap on assessed value increase; exemptions for long-term homeowners.

Notes: Lowest effective rate (0.52%); no income tax

District of Columbia

Maximum Property Tax Increase Limit

10% cap on assessed value increase for homesteads; median bill \$3,373.

Notes: Senior exemptions available; stable rates.



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