

SENATE BILL No. 287

DIGEST OF INTRODUCED BILL

Citations Affected: IC 6-1.1-10.2.

Synopsis: Tax matters. Provides a real and personal property tax exemption for Indiana nonprofit senior living communities beginning with property taxes that are first due and payable in 2027.

Effective: January 1, 2026 (retroactive).

Holdman

January 12, 2026, read first time and referred to Committee on Tax and Fiscal Policy.



Introduced

Second Regular Session of the 124th General Assembly (2026)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2025 Regular Session of the General Assembly.

SENATE BILL No. 287

A BILL FOR AN ACT to amend the Indiana Code concerning taxation.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 6-1.1-10.2 IS ADDED TO THE INDIANA CODE
2 AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE
3 JANUARY 1, 2026 (RETROACTIVE)]:

4 **Chapter 10.2. Exemptions for Indiana Nonprofit Senior Living
5 Communities**

6 **Sec. 1. It is the intent of the general assembly that Indiana
7 nonprofit senior living communities identified in this chapter that
8 also meet the requirements set out in this chapter be exempt from
9 property taxation, including real and tangible property.**

10 **Sec. 2. All or part of a building is exempt from property
11 taxation if it is owned by an Indiana nonprofit entity that is:**

- 12 **(1) registered as a continuing care retirement community
13 under IC 23-2-4;**
- 14 **(2) defined as a small house health facility under
15 IC 16-18-2-331.9; or**
- 16 **(3) licensed as a health care or residential care facility under
17 IC 16-28.**



1 **Sec. 3. Tangible personal property is exempt from property
2 taxation if it is owned by an Indiana nonprofit entity that is:**

3 (1) registered as a continuing care retirement community
4 under IC 23-2-4;
5 (2) defined as a small house health facility under
6 IC 16-18-2-331.9; or
7 (3) licensed as a health care or residential care facility under
8 IC 16-28.

9 SECTION 2. [EFFECTIVE JANUARY 1, 2026 (RETROACTIVE)]

10 **(a) IC 6-1.1-10.2, as added by this act, applies to assessment dates
11 occurring after December 31, 2025, for property taxes first due and
12 payable in 2027.**

13 **(b) This SECTION expires July 1, 2030.**

14 SECTION 3. An emergency is declared for this act.

