

COST PROPERTY TAX WORKSHOP
 Held in Cooperation with
 the International Property Tax Institute (IPTI) The
 Ridge – Basking Ridge, NJ
 August 19-20, 2026

SPONSORED BY:



Wednesday, August 19, 2026	
8:30 a.m. – 5:00 p.m.	Registration
8:30 – 9:00 a.m.	Continental Breakfast/Networking
9:00 – 9:15 a.m.	Welcome & Opening Remarks Fred Nicely, COST Michael Bowman, IPTI Pat Reynolds, COST
9:15 – 10:15 a.m.	Special Property Tax Software Vendors Session (Industry Tax Professionals Only) Manual processes to address property tax compliance are in the past. This session will provide a sampling of software products available for property tax compliance, both real and personal property. Vendors will demo their products and highlight new features. Presenter: CSC - Kristen Wilder
10:15 – 10:30 a.m.	Refreshment Break / Networking
10:30 – Noon	The National Front Part I – Property Tax Legislation A lot has happened in the Property Tax arena the past year and this session, and the one following it, will bring you up to date on all of it. States and localities are searching everywhere for revenue sources and one of their focuses is on property taxes. Higher property tax values, especially in the residential sector, often turn to legislators focusing on legislative initiatives that ultimately increase the burden on businesses to avoid directly impacting voters, which is often an attractive option for elected officials. The panel in this session will cover the latest legislation and administrative developments in property tax and explain the impact based on where your company conducts its business. The panelists will also provide their views on what’s in store for property taxes for the rest of 2024 and into 2025 and beyond. Speakers: Melanie Brennan, KPMG* Derrick Dyslin, KPMG*
Noon – 1:00 p.m.	Lunch – Networking

1:00 – 2:25 p.m.	<p>The National Front Part II – Property Tax Litigation</p> <p>In this follow-up to the prior session, the speakers in this session will continue covering property tax developments across the nation, this time focusing on property tax litigation developments. The speakers will cover the developments and then explain the impact of those developments on the businesses and operations of taxpayers in general. They will also provide their view on what’s in store for property tax litigation for the rest of 2024 and into 2025 and beyond.</p> <p>Speakers: Josh Hennessey, KPMG* Mark Loyd, Dentons*</p>
2:30 – 3:30 p.m.	<p>Excluding Intangibles and Tips On Using States’ Uniformity Clauses to Get Fair Results</p> <p>This session will explore how to leverage states’ constitutional uniformity clauses to promote equitable property tax outcomes.</p> <p>Speaker: Brad Hasler, Dentons*</p>
3:30 – 3:40 p.m.	<p>Refreshment Break / Networking</p>
3:40 – 4:40 p.m.	<p>How To Effectively Advocate for Property Tax Relief</p> <p>This session will provide practical strategies for effectively advocating for property tax relief at the local and state levels. Attendees will learn how to build compelling cases using data, engage with policymakers and stakeholders, and navigate the appeals process with confidence. Real-world examples and actionable tips will equip participants to achieve meaningful outcomes for their clients or constituents.</p> <p>Speaker: Tomi Gjikondi, Crowe* Jason Lindholm, Siegel Jennings*</p>
4:40 – 5:20 p.m.	<p>Audit Session and Property Tax Committee Meeting – (Industry Property Tax Professionals Only)</p> <p>Known as a COST classic and traditional session—which is only open to industry members—this popular and valuable session allows industry members to update each other on the property tax issues they face. Additionally, as a highly interactive session, all attendees will find out if others are experiencing similar issues. Time will also be set aside to convene a short meeting of the Property Tax Committee for attendees to present topic suggestions and other ideas for future Property Tax Workshops/COST Events. In addition, time will be set aside for attendees to exchange experiences with Technology systems that have been used or which were demonstrated on Tuesday so members can benefit from each other’s experiences.</p> <p>Moderator: Fred Nicely, COST</p>
5:30 – 6:30 p.m.	<p>Welcome Reception</p> <p>Don’t miss this opportunity to jump start your property tax networking with friends and colleagues with some appetizers and libations. It’s a great way to get geared up for the meeting.</p>
Thursday, August 20, 2026	
8:00 a.m. – 5:00 p.m.	<p>Registration</p>
8:00 – 9:00 a.m.	<p>Continental Breakfast / Networking</p>
9:00 – 10:00 a.m.	<p>Property Tax Gone Global! – With Special Focus on Canada and the Rest of the World</p> <p>The presenters will provide the latest updates on the property tax issues that folks are facing to our north in Canada and around the world.</p> <p>Speakers: Michael Bowman, IPTI</p>
10:00 – 10:15 a.m.	<p>Refreshment Break / Networking</p>
10:15 – 11:15 a.m.	<p>Give Me the Details – A Deep Dive into Complex Valuation Issues</p> <p>The panelists in this session will explore and explain the more intricate issues involved in valuing business properties for tax purposes. As with most issues, valuation methodologies are simple in concept but quickly get more complex in practice. This session will attempt to simplify that complexity at an advanced level.</p> <p>Speakers: Adriana Garzon, Crowe* Brad Hasler, Dentons*</p>

11:20 a.m. – 12:20 p.m.	<p>Incentives and Credits – Take Advantage of the Opportunities & Avoid the Pitfalls</p> <p>In this environment of ever-shrinking incentives and exemptions, the speakers in this session will focus on being “in the know” on property tax incentives and tax credit programs offered by the states. Additionally, efforts by state and local governments, including assessors, to minimize incentives and exemption benefits, change the rules of the game after the incentive/credit package is in place, to inflate the market value of properties subject to an incentive, and to discuss strategies for managing those efforts. Conducting the proper research and negotiations are vital in this area. The dangers of not meeting the terms of an incentive and associated claw-back provisions, including ways to mitigate them, will also be addressed.</p> <p>Speakers: Jeff Bennett, Dentons* Josh, Schulman, Crowe*</p>
12:20 – 1:20 p.m.	<p>Lunch – Networking</p>
1:20 – 2:20 p.m.	<p>California- A Property Tax Nation unto Itself</p> <p>California - if a separate country, would be the 5th largest economy in the world—so it deserves some special attention. When doing business in the Golden State, it is important to be aware of the California property tax quirks. Just to name a few, business taxpayers may have to deal with split-rolls, transfer taxes as a result of the intersection of the <i>Ardmore</i> decision and Prop 13, and the erosion of Proposition 13 protections through post-<i>Uplands</i> litigation that may make it easier to increase taxes at the local level. In addition, renovations of buildings have the potential to trigger “New Building” assessments in California. The panelists in this session will cover these topics and others as California continues to focus on property taxes and whether businesses should be subject to the tax in a different manner than residential property owners.</p> <p>Speaker: Troy Van Dongen, McDermott Will & Emery*</p>
2:20 – 3:20 p.m.	<p>Once Is Enough – How to Keep Real and Personal Property Separate</p> <p>It’s tough enough to challenge a property tax assessment without having to worry about having the same piece of property subject to tax as both real and personal property. The threshold issue is – what is the proper characterization of the property for property tax purposes. Adding to the confusion, states will classify the same type of property differently for different taxes based on their laws, regulations, or practices. In addition, assessments of real property can often inadvertently include personal property. For instance, when a renovation has taken place, sometimes business fixtures classified as personal property will also be picked up on the tax rolls as part of the real property tax base. The panelists in this session will provide examples of the differing classifications of property in the states, along with tips to prevent double assessments. Lastly, procedures to confirm that nontaxable property is excluded will also be addressed.</p> <p>Speaker: Brad Hasler, Dentons*</p>
3:20 – 3:55 p.m.	<p>Refreshment Break / Networking</p>
3:35 –4:45 p.m.	<p>Combination: Discussion of Property Tax Issues with Former Assessors AND Ask the Experts – Multiple Practitioners Addressing Property Tax Issues Concerning your Business</p> <p>In this unique session, our panel of experts will provide their advice on issues raised by attendees. The discussion will include an analysis from the perspective of a taxpayer and also from that of an assessor as many panelists have experience from both sides of the table. The assessor emphasis will cover all regions. Come with your questions prepared or feel free to submit them to COST prior to the start of the session and we’ll ask the questions for you. It’s a relaxed forum, so please feel free to participate early and often!</p>
4:45 p.m.	<p>Property Tax Workshop Adjourns</p>

*Denotes COST Practitioner Subscriber Member.