



Telephone Company Property Tax

Introduction

Property taxes are generally assessed and collected at the local level. However, the telephone company property tax is a state levy on the real and tangible personal property used in providing telecommunication services. The tax is designed to approximate the local property tax that would be levied on telephone property if telephone property were subject to local property tax. Telephone property is assessed by the Wisconsin Department of Revenue and is taxed at the prior year's net property tax rate of the taxing jurisdiction in which the telephone property is located.

History of Telephone Company Taxation

The state first taxed telephone companies by requiring an annual license fee, calculated as 1% of gross revenues, in 1883. Beginning in 1905, telephone companies were required to report gross receipts separated into exchange (local) receipts and toll (long distance) receipts. The municipality in which each exchange was located received 85% of the tax on the exchange revenue generated by that exchange, and the state retained, as general purpose revenue, the remaining 15% of the tax on exchange revenue and 100% of the taxes on toll revenue.

Beginning in 1972, instead of returning 85% of taxes on exchange revenues to the municipality in which the exchange was located, these funds were deposited in the "Tax Sharing Account" and distributed among local jurisdictions by a formula based on population and the total value of property in each local jurisdiction. The percentage of taxes on exchange revenues deposited in the "Tax Sharing Account" was reduced to 77.5% in 1975 and to zero in 1978. Since 1978, all telephone taxes have been deposited into the state General Fund.

Telephone companies continued to be taxed on their gross revenues until 1998 when they began a transition to the current tax on their real and tangible personal property. The transition was motivated by several factors, including technological and regulatory changes that had been transforming the industry for at least two decades. Interexchange carriers and resellers were scheduled to become subject to a state property tax beginning in 1997 while local exchange and cellular companies would continue to pay gross revenues taxes. However, recognizing that a dual system of telephone taxation would result in unequal treatment of telephone companies, the law was amended in 1995.

Under the 1995 law, all telephone companies would become subject to property taxes in 1998, but local exchange and cellular companies would also pay transitional adjustment fees in 1998 and 1999. The transitional adjustment fees plus the telephone property taxes paid by local exchange and cellular companies equaled the amount of gross revenues taxes the company would have paid under prior law. Thus, the transitional adjustment fee had the net fiscal effect of keeping local exchange and cellular companies on the gross revenues tax until 2000.

Administration

Telephone companies report the location, cost, age and other information regarding their taxable real and tangible personal property to the Department of Revenue each year by March 1, unless the filing due date has been extended for up to 30 days. The Department assesses the property at its market value as of January 1 of that year using the methods used to assess manufacturing property. On or before October 1, the Department notifies each telephone company of the assessed value of its taxable property, and on or before November 1, notifies each company of the amount of tax owed on its property.

Telephone taxes are paid in two installments; the first is an estimated payment and the second is the unpaid balance. On May 10 of the assessment year, payment of at least 50% of the prior year's tax or 40% of the tax for the current year is due. Payment of the balance of the tax is due on November 10.

Since 2005, the statewide market value of telephone company tangible personal property has been allocated to each municipality in which the telephone company has tangible personal property based on the original cost of the company's tangible personal property in that municipality. Telephone companies report real property by the municipality in which it is located.

Telephone property is taxed at the prior year's net property tax rate of the municipality to which the tangible personal property was allocated or in which the real property was reported. The telephone property tax is designed to be equivalent to the local property tax that would be levied if telephone property were locally assessed. Since the Department must notify telephone companies of the amount of tax due by November 1, and local property tax rates often are not determined until December, telephone property taxes are calculated using the prior year's net tax rate of the taxing jurisdiction to which the property is allocated or located.

A telephone company may appeal its assessment directly to the Dane County Circuit Court. In contrast, owners of locally assessed property appeal first to the local board of review before filing an appeal with the circuit court in the county in which the property is located.

Statistical Section

Table 1 shows telephone company gross revenues license fees, transitional adjustment fees and property taxes for FY 1997-FY 2025. The table shows that the transition from gross revenues license fees to the telephone company property tax has reduced the tax burden on telephone companies.

TABLE 1		
TELEPHONE GROSS REVENUES LICENSE FEES AND		
PROPERTY TAXES, FY 1997- FY 2025		
(\$ millions)		
Fiscal Year	Type of Fee/Tax	Amount of Fee/Tax
FY 1997	Gross revenues license fees only	\$176.5
FY 1998	State property tax and transitional adjustment fees	158.5
FY 1999	State property tax and transitional adjustment fees	149.7

TABLE 1 TELEPHONE GROSS REVENUES LICENSE FEES AND PROPERTY TAXES, FY 1997- FY 2025 (\$ millions)		
Fiscal Year	Type of Fee/Tax	Amount of Fee/Tax
FY 2000	State property tax and transitional adjustment fees	114.7
FY 2001	State property tax only	80.4
FY 2002	State property tax only	86.6
FY 2003	State property tax only	106.3
FY 2004	State property tax only	81.6
FY 2005	State property tax only	72.6
FY 2006	State property tax only	63.0
FY 2007	State property tax only	65.3
FY 2008	State property tax only	59.5
FY 2009	State property tax only	63.5
FY 2010	State property tax only	70.0
FY 2011	State property tax only	67.0
FY 2012	State property tax only	81.0
FY 2013	State property tax only	67.3
FY 2014	State property tax only	72.2
FY 2015	State property tax only	81.5
FY 2016	State property tax only	76.5
FY 2017	State property tax only	70.8
FY 2018	State property tax only	63.6
FY 2019	State property tax only	67.2
FY 2020	State property tax only	66.2
FY 2021	State property tax only	62.9
FY 2022	State property tax only	68.2
FY 2023	State property tax only	50.1
FY 2024	State property tax only	60.2
FY 2025	State property tax only	54.5

Approximately 163 companies are subject to telephone company property taxes. At one time each company provided a specific service, such as local exchange or long-distance calling. Now telephone companies offer customers service packages that include local and long-distance service, cellular service, data services and Internet access. A company may provide all services in-house, it may create a subsidiary, or it may purchase services wholesale from another company and resell the services under its own brand name. Cable television and other non-telephone companies also provide telephone services. Such companies' real and tangible personal property that is used to provide telephone services is subject to telephone company property taxes unless the equipment is also used for cable services, which are not subject to the tax.

Total telephone company real and tangible personal property was valued at \$3.60 billion in 2025. Table 2 shows the distribution of that property among types of municipalities. Cities account for 62% of total telephone property value, towns for 23%, and villages for 14%. Real property is about 10% of total telephone company property value. Tangible personal property, the remaining 90% of telephone company property, consists of switching equipment, outside plant (e.g., poles, wires, conduits, and cables), cellular and long-distance towers, and other items of personal property.

TABLE 2
DISTRIBUTION OF TELEPHONE PROPERTY
AMONG MUNICIPALITIES, 2025
(\$ millions)

	Towns	Villages	Cities	Total
Real Property	\$38.95	\$82.26	\$238.56	\$359.77
Tangible Personal Property	\$803.01	\$433.15	\$2,005.79	\$3,241.96
TOTAL	\$841.96	\$515.41	\$2,244.36	\$3,601.72

Exemptions

The telephone company property tax is designed to tax telephone company property as nearly as possible as locally taxed property so that telephone companies are neither advantaged nor disadvantaged compared with companies subject to local property taxes. Thus, the exemptions for locally assessed property apply also to telephone companies with three exceptions—computerized equipment, mixed-use buildings, and personal property used to provide rural broadband.

Computers, computerized equipment, and software owned by companies subject to local property taxes are exempt from general property tax. However, since a large proportion of telephone companies' property is computerized, only computerized equipment and software used for general business purposes are exempt from the telephone company property tax. The computer exemption was limited to general business purposes for telephone companies to mitigate the tax reduction resulting from the law change. Telephone companies' cash registers and fax machines, excluding fax machines that are also copiers, matching the treatment of locally assessed property.

Mixed-use property that is used less than 50% in the operation of a telephone company is exempt from the telephone property tax, but such property is subject to local property taxes. Property that is used more than 50% in the operation of a telephone company is subject to the telephone property tax and exempt from local property taxes. This "majority rules" approach applies primarily to real property and is more efficient than allocating the assessment of mixed-use property between the state and local assessment rolls.

The rural broadband exemption was created under 2019 Wisconsin Act 128. Act 128 defined "qualified broadband service property" as tangible personal property installed prior to January 1, 2020 and is used to provide internet access to a "rural area" at actual speeds that are at least a download speed of 25 megabits per second and an upload speed of 3 megabits per second.

Property installed in a rural or underserved area after December 31, 2019 qualifies if actual speeds meet or exceed the higher of two thresholds: (1) a download speed of 25 megabits per second and an upload speed of 3 megabits per second or (2) the download or upload speed benchmarks for fixed services as designated by the Federal Communications Commission under 47 USC 1302 (b).

A "Rural area" is located outside a federal metropolitan statistical area or is located in a city, village, or town with a population of not more than 14,000 and a population density of not more than 2,500 per square mile. An area is underserved where internet access at the higher speed

thresholds is not available from at least two wired providers. The exemption first applies to January 1, 2021 property tax assessments, except for property installed prior to January 1, 2020, which becomes exempt with January 1, 2025 property tax assessments. The separate effective dates were to avert a sudden, significant revenue loss.

2023 Wisconsin Act 140 exempts all tangible personal property of a telephone company beginning with January 1, 2027 assessments.