

LEGISLATURE OF NEBRASKA

ONE HUNDRED FIRST LEGISLATURE

FIRST SESSION

LEGISLATIVE BILL 469

Introduced by Karpisek, 32.

Read first time January 20, 2009

Committee: Revenue

A BILL

1 FOR AN ACT relating to revenue and taxation; to create the
2 Agricultural Land Valuation Task Force; to provide powers
3 and duties; to provide for termination; to state intent;
4 and to declare an emergency.

5 Be it enacted by the people of the State of Nebraska,

1 Section 1. (1) The Agricultural Land Valuation Task Force
2 is created. The task force shall consist of the Property Tax
3 Administrator and the following members appointed by the Executive
4 Board of the Legislative Council:

5 (a) Two representatives of crop producers;
6 (b) Two representatives of livestock producers;
7 (c) One person with expertise in land economics;
8 (d) One county assessor;
9 (e) One soil scientist; and
10 (f) One representative of natural resources conservation
11 interests.

12 (2) The Property Tax Administrator shall serve as
13 chairperson of the task force and shall call the initial and
14 subsequent meetings of the task force. Members of the task force
15 shall serve without compensation but shall be reimbursed for their
16 actual and necessary expenses as provided in sections 81-1174 to
17 81-1177.

18 Sec. 2. (1) The Agricultural Land Valuation Task Force
19 shall develop a report examining alternative methods for an income
20 capitalization approach to the valuation of agricultural land, and
21 the report shall make recommendations on whether such an approach
22 should be utilized for tax purposes in the State of Nebraska.
23 It is the intent of the Legislature to use the recommendations
24 of the report as the basis for determining whether an income
25 capitalization approach for valuing agricultural land should be

1 used. The report and recommendations shall consider:

2 (a) An analysis of whether an income capitalization
3 approach will result in values that are uniform and proportionate
4 for all property within the class of agricultural and horticultural
5 land and any subclasses within that class;

6 (b) Whether a recommended income capitalization approach
7 will preserve a viable appeals process for taxpayers;

8 (c) The availability of information and data for crop
9 prices, land rent, crop uses, crop productivity, and crop and
10 livestock expenses. The task force may contract with the University
11 of Nebraska College of Agricultural Sciences and Natural Resources
12 for the purpose of developing data sources to be used in the
13 proposed income capitalization approach;

14 (d) The roles and functions of county assessors and the
15 Department of Revenue in implementing an income capitalization
16 approach;

17 (e) The administrative cost of an income capitalization
18 approach in comparison to the current method; and

19 (f) An analysis of alternative methods for determining
20 the value of agricultural land, including a method based on
21 establishing a relationship between soil productivity and value.

22 (2) The task force shall complete the report and provide
23 it to the Revenue Committee of the Legislature and the Clerk of the
24 Legislature on or before March 1, 2010.

25 Sec. 3. The Agricultural Land Valuation Task Force

1 terminates on January 1, 2011.

2 Sec. 4. It is the intent of the Legislature to
3 appropriate fifty thousand dollars to the Department of Revenue for
4 purposes of the Agricultural Land Valuation Task Force.

5 Sec. 5. Since an emergency exists, this act takes effect
6 when passed and approved according to law.