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page beginning with line 2, it says that the Property Tax Administrator sometimes can over...after review of the sale determine the review that the determination by the county assessor is incorrect.

SPEAKER KRISTENSEN: Yes.

SENATOR HARTNETT: When does that...when does that happen? Does it happen very often, I guess, and so forth, Senator Kristensen?

SENATOR CUDABACK: Would you respond, Senator Kristensen?

SPEAKER KRISTENSEN: To...I will, thank you, Mr. President. Thank you, Senator Hartnett. Realize that we're talking about now sales that are at arm's length transaction because that's the purpose that you would throw a sale out and not include it. And what this says is that you include all sales, unless they are determined to be not at arm's length, and then the local assessor makes that determination. This merely allows the Property Tax Administrator then can overrule that and review that determination to see if it's correct. And then if there's a dispute, that can go on to the TERC.

SENATOR HARTNETT: Okay.

SPEAKER KRISTENSEN: It's my understanding that there's only two or three of these a year that go to the TERC, so we're not talking about a large number of those that go to the TERC. But one of them did this year. Garden County was one of those cases where they had...oh, they had a number of those. Again that was an assessor versus the TERC...well, they were in the TERC but the Property Tax Administrator said, I'm sorry, those are not arm's length transaction, or they are arm's length transactions and they ought to be included. So it doesn't happen very often. This year was unusual because of the Garden County case.

SENATOR HARTNETT: So it just happens in arm's length transaction?

SPEAKER KRISTENSEN: That is...that is what this provision is the determination of whether it was an arm's length transaction