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if you did away with it, no one would ever notice the difference, and I'm not asking for that. The same thing is true in Lancaster County where about two and a half percent of the total valuation is, in fact, in agricultural property under the system that they use here, and it is "greenbelted". The problem we have is simply that; that we are valuing in one class and one class of property only a variety of outside influences that are not by anybody's description related to the actual value for producing food that that class of property has. Now it's entirely possible in Senator...in Dr. Johnson's study, looking at cash rents only, and that's all he looked at, and where he looked at average or indicated cash rents is always something that's interesting, it may well be in some markets that people are paying more than what market rate might ordinarily be for the privilege of farming a piece of land. And it also depends quite dramatically upon how the expenses for the landlord are handled in that particular case. I don't dispute his figures, but I do know that his figures included a perceived growth in value over time or an investment value, and it was predicated on a market value rather than purely income driven. All of the states I've talked about today, and we could have a stack on the desk and members of the Revenue Committee have seen that stack of all of the states, of the primary, not the 45, but the 28, primary food producing states, the top 28, 27 plus Wyoming I think it is, and they almost all inclusively use a system like this. One of the things that has happened, and it's happened over time so no one notices it, is that because of a captive valuation system that's predicated upon outside influences we have made affordable to many Nebraskans systems of government that they could not otherwise afford. I have heard...

SENATOR CUDABACK: One minute.

SENATOR COORDSEN: ...some of my colleagues from urban areas comment about the large number of units of government in the state of Nebraska. One of the root reasons for that compared to other states is that it doesn't cost very...most people very much money. Different decisions are made if you're paying or if somebody else is carrying the ball. That's not true in our urban counties, where everyone shares an equal...equal load based upon the type of housing that they choose to live in. So