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thank him for bringing up this issue. We really do have, I think, a distortion in land values and taxation because of 1031 exchanges. I believe that if you look at certain areas at certain times you really have a false sense of what things are worth. We have more and more coming out of, in my area, mostly Douglas County, where people are selling properties and then buying vast amounts of ground in my area and even into the middle of the state and into the middle of Iowa. And I think the federal government needs to address this because I do think it's an actual increase on urban sprawl. It gives a benefit to developers that they don't necessarily have earned. I believe that if you take this out of the picture that it would actually help planning and taxation going forward. But I don't know if this is the right direction to do. I encourage Senator Louden to bring back other areas to work on 1031s, and it could be an area that the Revenue Committee will work on in the future. Thank you.

SENATOR CUDABACK: Thank you, Senator Connealy. Senator Kremer on the Louden amendment.

SENATOR KREMER: Thank you, Mr. President and members of the body. I too cannot support this bill I don't think. I understand what Senator Louden is trying to do. Because of the 1031 tax exchanges considered in the mix of determining the valuation of land, it's throwing things completely out of balance. Senator Louden, could I ask you a couple of questions? Maybe he's not even here.

SENATOR CUDABACK: Senator Louden, are you available?

SENATOR KREMER: When...I'll wait until he gets there.

SENATOR LOUDEN: Yes, go ahead.

SENATOR KREMER: When you say it should not be considered, are you saying it should not be considered agricultural land? What would you consider it? What would it be, then?

SENATOR LOUDEN: Would you repeat the question?