

committee amendments. They strip the bill of all issues, except for the sale of ed lands, and they clarify the point at which the sale would take place with leases that currently are in existence, but go beyond the 12-year window that was written into the bill. I would urge adoption of the committee amendments.

**SPEAKER BARRETT:** Thank you. Discussion on the committee amendments. Chairman Schmit.

**SENATOR SCHMIT:** Mr. President and members, I would just like to touch briefly on the committee amendments, because I did not introduce the bill, 807, lightly. I introduced it as a composite of a number of bills, each of which had been introduced separately. But I felt that each of them also needed to be addressed and I just want to take a few minutes and point out what I believe are some serious inconsistencies in the way we address issues on this floor. LB 497, as Senator Hall explained, would have provided for an agreement on the...between the railroads and the state in the area of the taxation of railroads' personal property. It would have actually resulted in an increase in the collection of personal property taxes, about \$2 million to the various entities of government, and would have represented, in my opinion, a very significant and substantial settlement in an area which is, today, left wide open. I believe and you will all believe, I agree, that the area of taxes and the various kinds of taxes are a source of deep concern to all of us and a concern which we only seem to address piecemeal. And I think it's time that we resolve some of these issues, whether it be with the railroads or whether it be with banks or whether it be with any other entity. And LB 497, or this portion of the bill, of 807, would have resolved that problem, and we would have it behind us. LB 84, the portion of that which is included in 807, would have valued agricultural land based on cash rental rates. It's my assumption, and I believe I'm correct in that, that cash rental rates do accurately reflect market values. There are thousands of those kinds of contracts that are written every year in most counties, and certainly they very accurately reflect the values of land, the value of commodities, interest rates, all those other factors which are brought to bear upon determining the valuation of farm land. I think that this body does a disservice to the taxpayer of the State of Nebraska, particularly the rural taxpayer when we do not take into account the valuation of agricultural land based upon rental rates. We