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LB 419

SENATOR JANSSEN: ...it just for the rural living, but expect to pay taxes on it. But not in the cases like I mentioned. Thank you.

SENATOR CUDABACK: Thank you, Senator Janssen. Senator Bromm. Now you can speak to the advancement.

SENATOR BROMM: Mr. President, can I speak to the bill then? Is that...?

SENATOR CUDABACK: Yes, you may.

SENATOR BROMM: Okay. Thank you. Colleagues, thank you, Senator Coordsen. I think the bill focuses on a problem that we've known exists but we haven't been able to bring the proper attention and focus to it. And I don't have the answers, and I know you probably don't have them all either or you'd be advancing the bill. And I really appreciate the fact that you're going to work on it, try to get this...try to see if there are some things we can do. It's an example that happens all the time in my area, is that a farm unit will sell as a unit, and it will bring "x" number of dollars. If the person who purchases that unit decides that they wish to carve out and sell the corner with the house and then either sell the balance of the land or keep the balance of the land, it is usually the case that when they split the unit, they realize more money than when they consider the unit as a whole, which points out the fact that a farmstead on a unit, on a working unit, does not necessarily have the same value as a separate acreage that is not associated with the working unit, the barns, the corrals, the other things that are naturally associated with a working farmstead. And that is a very difficult but real problem. And so it's much like the greenbelt situation with farm real estate, where you have a greenbelt area that...where you value the ground based on its farm use. But if it should sell for a different use, such as commercial or housing development, then, of course, it has a different value and you go back and you pay a recapture of the taxes. And I think some of those principles can be applied to a working farmstead if we put our minds to it and take the time to do it properly. So that's all I wanted to say. I appreciate the effort, and we'll try to...if the