

TRANSCRIPT PREPARED BY THE CLERK OF THE LEGISLATURE
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High Plains along the Wyoming border are under a significant amount of snow and the Chair of Revenue Committee is, in fact, snowbound in Harrison as...as I understand that to be, so you're going to have to be impacted by me, which may or may not be to your edification, joy and delight. The committee amendment then is based upon the green copy, but they're significantly different. It's AM2845. You'll find it on the machine or in your...in your book or wherever you want to look. The committee amendment, Revenue Committee amendment, then proposes the creation of a Greenbelt Advisory Committee to assist and advise the Property Tax Administrator in developing uniform and proportionate special valuation of agricultural real property which is zoned for agricultural use and subject to land use controls. I repeat a little bit: which is zoned for agricultural use and subject to land use controls. The committee then would consist of, the members appointed by the Governor: an active farmer, an active rancher, a real estate appraiser with expertise in appraisal of agricultural real estate, a professor of agricultural economics from the Institute of Agriculture and Natural Resources, an elected county assessor or designee of a county assessor, and a local planning and zoning official. I should share with you this morning that NACO indicated an interest in having an additional member, an additional county assessor, on this particular commission. The members shall serve for four years, except that the Governor will designate three of the initial members to serve for two-year terms. And what will they do? Now, those of you that are familiar with greenbelt know that two types of records have to be kept by all of the assessors in counties that have a special land use program or are zoned, in the language that we tend to use more often. They have to...they have to keep both an agricultural value file as well as a market value file, and the reason for that is that under our zoning requirements in Nebraska, if a sale in a zoned county is sold, if a sale is to be for some other purpose other than agriculture, then the property taxes are recalculated and there is a three-year recapture on the value that particular piece of land might have had or did have for the other use. That is, when agricultural land is converted to residential or any of the...any of the zoning classifications or commercial, there's a recapture of the, going back three years, of the taxes on that particular valuation. Then, on page 2, line 14, when using the income