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capitalization approach for such special valuation, this committee would determine the income and expense information to be used and the appropriate method of gathering such information. And also then in section (c), sub (c), the method of determining the capitalization rate, which is an important factor in getting back to determining a value for property tax purposes. They would, further, be authorized to recommend to the Legislature changes in law or changes in regulation that they feel are necessary to implement agricultural use zoning in a uniform and proportionate manner across the state of Nebraska in those counties that are zoned. That provide they'll meet at least annually and provide an annually updated analysis based on a three-year average of the information used. We consciously determine a three-year average, you'll find in those states that are much more detailed, that they have generally five-year average of information, but three years does provide a quicker recognition of economic changes in both directions. They will also develop recommendations for the specialized agricultural crop production which is unique or localized to a special area. I think we're all aware that Nebraska is a large state, Nebraska is a diversified state, and there are many crops raised in special areas that we might not see between Lincoln and Omaha. We have sugar beets, dried beans, and the list of stuff that can be raised goes on and on, and there needs to be a method of factoring that into an income expense formula. Then, finally, a place to house the committee. The Property Tax Administrator shall provide administrative staff support and such other information as they may request. Then there's a disclaimer there that it can't interfere with the regular work, and then it also provides the emergency clause. So that is Nebraska's version of a movement to a mechanism that would value agricultural property upon its value for producing food for the people. As I've indicated, we are, I think, last or nearly last of the states in the Union to use this approach. The immediate question is going to be whether it will change the valuation and redistribute state aid in some manner that individual members of the Legislature might find to be objectionable. The answer to that is that we tried to make that determination and were unable to do so. First, I would repeat, I think this is important to repeat, is that this is only available in those counties that have, in fact, enacted a zoning...on a "countywide" basis and made a determination of what was agricultural property, what was