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SENATOR STUTHMAN: Thank you, Mr. President, members of the body. I would like to engage in a little discussion with Senator Beutler, if he would, please.

SENATOR CUDABACK: Senator Beutler, would you respond to Senator Stuthman?

SENATOR BEUTLER: Yes.

SENATOR STUTHMAN: Senator Beutler, can you explain to me a little bit, and to the members of the body, how much difference there is in the actual valuation, the greenbelt process? How many dollars is that really lost to the county by allowing people to value it in the greenbelt process, as compared to the real value of that ground?

SENATOR BEUTLER: Senator, I'm not going to be able to give you the exact details of it. But my understanding is that the land is valued for ag purposes under the greenbelt, and then when it's sold it is valued at its market or actual value. The amount that is recaptured is some rough approximation of the difference between the ag value and the real market value for a period, I think, of three years, is the recapture period.

SENATOR STUTHMAN: And the greenbelt provision, realistically, protects the property owners in that section of ground in an area where the value of it realistically is a lot higher because of the development projects that could be enhanced in that area, and that they want to keep it at the realistic ag land value compared to any other ground that's in the community, right?

SENATOR BEUTLER: That's right. I think that was the original purpose. As land acquired greater commercial value, on the edges of communities primarily, it became a burden to use it as agricultural land because of the high taxes on it. So what was thought to be fair was to allow it to have...continue to have the agricultural valuation, but in the event that it's sold, to capture back some of that at the time of sale.

SENATOR STUTHMAN: And I think this is very true. And we had a lot of those instances in my local county, where land was...you