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FLOOR DEBATE

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LB 808

SENATOR RAIKES: It shouldn't have any impact, because that would be clearly a residential building used for a residence. It doesn't have a purpose as a farm building, so it wouldn't be affected by this.

SENATOR LOUDEN: Now, then will those residences on those circles like that be valued like your farmstead, then? Or will they be valued like a resident in town?

SENATOR RAIKES: If it's a residence on a farmstead, it would be my understanding, and I can check on this to make sure I'm not wrong about this, it would be valued for tax purposes like any other residence. That is, the home itself, the house, is valued at 100 percent of market value, as is the land under the house. The rest of the farmstead is valued at 80...well, currently, 80 percent, I think soon to be 75 percent of market value.

SENATOR LOUDEN: Now, on this bill you have, if someone wants to renovate a barn into a house, they have to get a building permit from the county before they do that, don't they, or shortly thereafter they start?

SENATOR RAIKES: That is exactly the issue that this amendment is an attempt to address, because right now it...they're using basically a farm building for a residence. So that's...this amendment, or this new language, would specifically give a county authority to subject that to zoning regulations and permit requirements. Currently, if you read the statute, technically, those kinds of buildings are not included in what's...what the county can impose zoning or permit requirements on. So it's specifically the situation where you've got a building that is used for sort of dual-use farm purpose and residence. Currently, they can have non...the language is that you can apply these regulations to the nonfarm buildings. But nonfarm buildings, in the current statute, doesn't refer to anything that can be used for agricultural purposes. So that's basically the technical situation that this attempts to clean up.

SENATOR LOUDEN: Now, then are you telling me, like, some of