

FIRST REGULAR SESSION

# HOUSE BILL NO. 625

## 95TH GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVES PARKINSON (Sponsor), JONES (89), NIEVES,  
RUESTMAN AND SMITH (150) (Co-sponsors).

0719L.02I

D. ADAM CRUMBLISS, Chief Clerk

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### AN ACT

To amend chapter 137, RSMo, by adding thereto one new section relating to property taxation.

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*Be it enacted by the General Assembly of the state of Missouri, as follows:*

Section A. Chapter 137, RSMo, is amended by adding thereto one new section, to be  
2 known as section 137.102, to read as follows:

**137.102. 1. As used in this section, the following terms mean:**

2 **(1) "Homestead beneficiary", a person who has reached the age of sixty-five years**  
3 **as of January first of the determining odd-numbered year and whose total household**  
4 **income does not exceed one hundred thousand dollars;**

5 **(2) "Homestead property", the owner's principal residence and the adjacent real**  
6 **property not to exceed five acres of land as is reasonably necessary for use of the residence**  
7 **as a dwelling home;**

8 **(3) "Owner", a person who holds possession and unconditional fee simple title in**  
9 **the subject residential property, whether individually, or as one or more tenants by the**  
10 **entireties, joint tenants, or tenants in common, and who declared ownership of the**  
11 **property on each of the ten immediately preceding annual property declaration statements,**  
12 **and who actually paid the ten immediately preceding annual property tax assessments.**

13 **2. For all tax years beginning on or after January 1, 2010, the assessed value of all**  
14 **tangible personal property, and of all homestead property in class 1, excluding any value**  
15 **added by new construction or improvements, owned by any owner who is a homestead**  
16 **beneficiary and who has continuously used that property as a principal residence for at**  
17 **least the ten immediately preceding years shall not increase, nor shall the percentage of**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

18 increase in any amount due and owing for any real or personal property tax exceed the  
19 percentage of increase over the previous year in the Consumer Price Index for All Urban  
20 Consumers as prepared by the United States Bureau of Labor Statistics, or its successor  
21 index, during the period of time that owner resides on that property after becoming a  
22 homestead beneficiary. Status as a homestead beneficiary and years of residence for  
23 purposes of this section shall be determined as of January first of each odd-numbered year,  
24 and the owner shall provide such information by affidavit by such date to the county  
25 assessor.

26       3. The tax rate or rates imposed upon personal property and upon homestead  
27 property whose owner meets the conditions specified in subsection 2 of this section shall  
28 not be increased with respect to such property until the owner moves, sells the property,  
29 or fails to notify the assessor of continued eligibility under subsection 2 of this section.

30       4. All revenue losses of any political subdivision resulting from the limitation on  
31 assessed valuations contained in this section shall be reimbursed to those political  
32 subdivisions by the state of Missouri through appropriations. Data substantiating revenue  
33 losses resulting from the limitation on assessed valuations as contained in this section shall  
34 be provided to the state auditor in such form as shall be prescribed by the state auditor by  
35 rule promulgated under chapter 536, RSMo. The required data shall be submitted for  
36 each political subdivision levying a property tax and shall be submitted by either the  
37 county or the individual taxing authority as requested by the state auditor. Calculation or  
38 verification of the revenue loss shall be determined by the state auditor subsequent to the  
39 annual property tax rate review completed under section 137.073. All data and documents  
40 substantiating the revenue loss for each political subdivision shall be copied to each county  
41 clerk respectively and shall be retained and made available for public inspection by the  
42 county for a minimum of three years. Whenever a taxpayer in a taxing jurisdiction has  
43 cause to believe that the taxing jurisdiction has not complied with this section, the taxpayer  
44 shall have legal standing to bring a civil action to determine and require compliance with  
45 this section.

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