

House _____ Amendment NO. _____

Offered By _____

1 AMEND House Committee Substitute for Senate Bill No. 587, Page 36, Section 116.334, Line 21, by
2 inserting after all of said section and line the following:
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4 "137.084. 1. Notwithstanding the provisions of sections 137.075 and 137.080 to the contrary, a
5 building or other structure that is used as commercial property, newly constructed and occupied on any parcel
6 of real property, shall be assessed and taxed on such assessed valuation as of the first day of the month
7 following the date of occupancy for the proportionate part of the remaining year at the tax rates established
8 for that year, in all taxing jurisdictions located in the county adopting this section as provided in subsection 8
9 of this section. Newly constructed commercial property that has never been occupied shall not be assessed as
10 improved real property until such occupancy or January first of the year following the year in which
11 construction of the improvements is completed. The provisions of this subsection shall apply in any county
12 in which the governing body has previously adopted or hereafter adopts the provisions of this subsection. For
13 purposes of this section, the term "county" shall include any county and any city not within a county.

14 2. The assessor may consider a property commercially occupied upon personal verification or if any
15 two of the following conditions have been met:

16 (1) An occupancy permit has been issued for the property;

17 (2) A deed transferring ownership from one party to another has been filed with the recorder of
18 deeds' office subsequent to the date of the first permanent utility service;

19 (3) A utility company providing service in the county has verified a transfer of service for property
20 from one party to another;

21 (4) The person or persons occupying the newly constructed property have registered a change of
22 address with any local, state, or federal governmental office or agency.

23 3. In implementing the provisions of this section, the assessor may use occupancy permits, building
24 permits, warranty deeds, utility connection documents including telephone connections, or other official
25 documents as may be necessary to discover the existence of newly constructed properties. No utility
26 company shall refuse to provide verification monthly to the assessor of a utility connection to a newly
27 occupied commercial property.

28 4. In the event that the assessment under subsections 1 and 2 of this section is not completed until
29 after the deadline for filing appeals in a given tax year, the owner of the newly constructed property who is
30 aggrieved by the assessment of the property may appeal this assessment the following year to the county
31 board of equalization in accordance with chapter 138 and may pay any taxes under protest in accordance with
32 section 139.031; provided, however, that such payment under protest shall not be required as a condition of
33 appealing to the county board of equalization. The collector shall impound such protested taxes and shall not
34 disburse such taxes until resolution of the appeal.

35 5. The increase in assessed valuation resulting from the implementation of the provisions of this
36 section shall be considered new construction and improvements under the provisions of this chapter.

37 6. In counties that adopt the provisions of subsections 1 to 7 of this section, an amount not to exceed
38 ten percent of all ad valorem property tax collections on newly constructed and occupied commercial
39 property allocable to each taxing authority within counties of the first classification having a population of
40 nine hundred thousand or more, one-tenth of one percent of all ad valorem property tax collections allocable

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1 to each taxing authority within all other counties of the first classification and one-fifth of one percent of all
2 ad valorem property tax collections allocable to each taxing authority within counties of the second, third and
3 fourth classifications and any county of the first classification having a population of at least eighty-two
4 thousand inhabitants, but less than eighty-two thousand one hundred inhabitants, in addition to the amount
5 prescribed by section 137.720 shall be deposited into the assessment fund of the county for collection costs.

6 7. For purposes of calculating the tax due on such newly constructed commercial property, the
7 assessor or the board of equalization shall place the full amount of the assessed valuation on the tax book
8 upon the first day of the month following occupancy. Such assessed valuation shall be taxed for each month
9 of the year following such date at its new assessed valuation, and for each month of the year preceding such
10 date at its previous valuation. The percentage derived from dividing the number of months at which the
11 property is taxed at its new valuation by twelve shall be applied to the total assessed valuation of the new
12 construction and improvements, and such percentage shall be included in the next year's base for the purposes
13 of calculating the next year's tax levy rollback. The untaxed percentage shall be considered as new
14 construction and improvements in the following year and shall be exempt from the rollback provisions.

15 8. The provisions of subsections 1 to 7 of this section shall be effective in any county in which the
16 governing body of such county elects to adopt a proposal to implement such provisions. Such subsections
17 shall become effective in such county on January first of the year following the election.

18 9. In any county that adopts the provisions of subsections 1 to 7 of this section prior to June first in
19 any year under subsection 8 of this section, the assessor of such county shall, upon application of the property
20 owner, remove on a pro rata basis from the tax book for the current year any commercial real property
21 improvements destroyed by a natural disaster if such property is unoccupied and uninhabitable due to such
22 destruction. On or after the first day of July, the board of equalization shall perform such duties. Any person
23 claiming such destroyed property shall provide a list of such destroyed property to the county assessor. The
24 assessor shall have available a supply of appropriate forms on which the claim shall be made. The assessor
25 may verify all such destroyed property listed to ensure that the person made a correct statement. Any person
26 who completes such a list and, with intent to defraud, includes property on the list that was not destroyed by a
27 natural disaster shall, in addition to any other penalties provided by law, be assessed double the value of any
28 property fraudulently listed. The list shall be filed by the assessor, after he or she has provided a copy of the
29 list to the county collector and the board of equalization, in the office of the county clerk who, after entering
30 the filing thereof, shall preserve and safely keep them. If the assessor, subsequent to such destruction,
31 considers such property occupied as provided in subsection 2 of this section, the assessor shall consider such
32 property new construction and improvements and shall assess such property accordingly as provided in
33 subsection 1 of this section. For the purposes of this section, the term "natural disaster" means any disaster
34 due to natural causes such as tornado, fire, flood, or earthquake.

35 10. Any political subdivision may recover the loss of revenue caused by subsection 9 of this section
36 by adjusting the rate of taxation, to the extent previously authorized by the voters of such political
37 subdivision, for the tax year immediately following the year of such destruction in an amount not to exceed
38 the loss of revenue caused by this section."; and

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40 Further amend said bill by amending the title, enacting clause, and intersectional references accordingly.