

SECOND REGULAR SESSION

HOUSE BILL NO. 1710

100TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE EGGLESTON.

3601H.011

DANA RADEMAN MILLER, Chief Clerk

AN ACT

To repeal sections 53.010, 82.550, 137.115, 137.385, and 138.060, RSMo, and to enact in lieu thereof four new sections relating to taxation of property.

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

Section A. Sections 53.010, 82.550, 137.115, 137.385, and 138.060, RSMo, are repealed
2 and four new sections enacted in lieu thereof, to be known as sections 53.010, 137.115, 137.385,
3 and 138.060, to read as follows:

53.010. 1. At the general election in the year 1948 and every four years thereafter the
2 qualified voters in each county in this state shall elect a county assessor. Such county assessors
3 shall enter upon the discharge of their duties on the first day of September next after their
4 election, and shall hold office for a term of four years, and until their successors are elected and
5 qualified, unless sooner removed from office~~[-; provided, that]~~. This section shall ~~[not]~~ **also**
6 apply to the City of St. Louis. The assessor shall be a resident of the county, **or of the city not**
7 **within a county**, from which such person was elected.

8 2. The office of county assessor is created in each county having township organization
9 and a county assessor shall be elected for each township organization county at the next general
10 election, or at a special election called for that purpose by the governing body of such county.
11 If a special election is called, the state and each political subdivision or special district submitting
12 a candidate or question at such election shall pay its proportional share of the costs of the
13 election, as provided by section 115.065. Such assessor shall assume office immediately upon
14 his **or her** election and qualification, and shall serve until his **or her** successor is elected and
15 qualified under the provisions of subsection 1 of this section. Laws generally applicable to
16 county assessors, their offices, clerks, and deputies shall apply to and govern county assessors

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.

17 in township organization counties, and laws applicable to county assessors, their offices, clerks,
18 and deputies in third class counties and laws applicable to county assessors, their offices, clerks,
19 and deputies in fourth class counties shall apply to and govern county assessors, their offices,
20 clerks, and deputies in township organization counties of the respective classes, except that when
21 such general laws and such laws applicable to third and fourth class counties conflict with the
22 laws specially applicable to county assessors, their offices, clerks, and deputies in township
23 organization counties, the laws specially applicable to county assessors, their offices, clerks, and
24 deputies in township organization counties shall govern.

137.115. 1. All other laws to the contrary notwithstanding, the assessor or the assessor's
2 deputies in all counties of this state including the City of St. Louis shall annually make a list of
3 all real and tangible personal property taxable in the assessor's city, county, town or district.
4 Except as otherwise provided in subsection 3 of this section and section 137.078, the assessor
5 shall annually assess all personal property at thirty-three and one-third percent of its true value
6 in money as of January first of each calendar year. The assessor shall annually assess all real
7 property, including any new construction and improvements to real property, and possessory
8 interests in real property at the percent of its true value in money set in subsection 5 of this
9 section. The true value in money of any possessory interest in real property in subclass (3),
10 where such real property is on or lies within the ultimate airport boundary as shown by a federal
11 airport layout plan, as defined by 14 CFR 151.5, of a commercial airport having a FAR Part 139
12 certification and owned by a political subdivision, shall be the otherwise applicable true value
13 in money of any such possessory interest in real property, less the total dollar amount of costs
14 paid by a party, other than the political subdivision, towards any new construction or
15 improvements on such real property completed after January 1, 2008, and which are included in
16 the above-mentioned possessory interest, regardless of the year in which such costs were incurred
17 or whether such costs were considered in any prior year. The assessor shall annually assess all
18 real property in the following manner: new assessed values shall be determined as of January
19 first of each odd-numbered year and shall be entered in the assessor's books; those same assessed
20 values shall apply in the following even-numbered year, except for new construction and
21 property improvements which shall be valued as though they had been completed as of January
22 first of the preceding odd-numbered year. The assessor may call at the office, place of doing
23 business, or residence of each person required by this chapter to list property, and require the
24 person to make a correct statement of all taxable tangible personal property owned by the person
25 or under his or her care, charge or management, taxable in the county. On or before January first
26 of each even-numbered year, the assessor shall prepare and submit a two-year assessment
27 maintenance plan to the county governing body and the state tax commission for their respective
28 approval or modification. The county governing body shall approve and forward such plan or

29 its alternative to the plan to the state tax commission by February first. If the county governing
30 body fails to forward the plan or its alternative to the plan to the state tax commission by
31 February first, the assessor's plan shall be considered approved by the county governing body.
32 If the state tax commission fails to approve a plan and if the state tax commission and the
33 assessor and the governing body of the county involved are unable to resolve the differences, in
34 order to receive state cost-share funds outlined in section 137.750, the county or the assessor
35 shall petition the administrative hearing commission, by May first, to decide all matters in
36 dispute regarding the assessment maintenance plan. Upon agreement of the parties, the matter
37 may be stayed while the parties proceed with mediation or arbitration upon terms agreed to by
38 the parties. The final decision of the administrative hearing commission shall be subject to
39 judicial review in the circuit court of the county involved. ~~[In the event a]~~ **For any** valuation of
40 subclass (1) real property within any county **of the first classification, within any county** with
41 a charter form of government, or within a city not within a county, ~~[is made by a computer,~~
42 ~~computer-assisted method or a computer program,]~~ the burden of proof, supported by clear,
43 convincing and cogent evidence to sustain such valuation, shall be on the assessor at any hearing
44 or appeal. ~~[In any such county, unless the assessor proves otherwise, there shall be a presumption~~
45 ~~that the assessment was made by a computer, computer-assisted method or a computer program.]~~
46 Such evidence shall include, but shall not be limited to, the following:

47 (1) The findings of the assessor based on an appraisal of the property by generally
48 accepted appraisal techniques; and

49 (2) The purchase prices from sales of at least three comparable properties and the address
50 or location thereof. As used in this subdivision, the word "comparable" means that:

51 (a) Such sale was closed at a date relevant to the property valuation; and

52 (b) Such properties are not more than one mile from the site of the disputed property,
53 except where no similar properties exist within one mile of the disputed property, the nearest
54 comparable property shall be used. Such property shall be within five hundred square feet in size
55 of the disputed property, and resemble the disputed property in age, floor plan, number of rooms,
56 and other relevant characteristics.

57 2. Assessors in each county of this state and the City of St. Louis may send personal
58 property assessment forms through the mail.

59 3. The following items of personal property shall each constitute separate subclasses of
60 tangible personal property and shall be assessed and valued for the purposes of taxation at the
61 following percentages of their true value in money:

62 (1) Grain and other agricultural crops in an unmanufactured condition, one-half of one
63 percent;

64 (2) Livestock, twelve percent;

65 (3) Farm machinery, twelve percent;

66 (4) Motor vehicles which are eligible for registration as and are registered as historic
67 motor vehicles pursuant to section 301.131 and aircraft which are at least twenty-five years old
68 and which are used solely for noncommercial purposes and are operated less than fifty hours per
69 year or aircraft that are home built from a kit, five percent;

70 (5) Poultry, twelve percent; and

71 (6) Tools and equipment used for pollution control and tools and equipment used in
72 retooling for the purpose of introducing new product lines or used for making improvements to
73 existing products by any company which is located in a state enterprise zone and which is
74 identified by any standard industrial classification number cited in subdivision (5) of section
75 135.200, twenty-five percent.

76 4. The person listing the property shall enter a true and correct statement of the property,
77 in a printed blank prepared for that purpose. The statement, after being filled out, shall be signed
78 and either affirmed or sworn to as provided in section 137.155. The list shall then be delivered
79 to the assessor.

80 5. (1) All subclasses of real property, as such subclasses are established in Section 4(b)
81 of Article X of the Missouri Constitution and defined in section 137.016, shall be assessed at the
82 following percentages of true value:

83 (a) For real property in subclass (1), nineteen percent;

84 (b) For real property in subclass (2), twelve percent; and

85 (c) For real property in subclass (3), thirty-two percent.

86 (2) A taxpayer may apply to the county assessor, or, if not located within a county, then
87 the assessor of such city, for the reclassification of such taxpayer's real property if the use or
88 purpose of such real property is changed after such property is assessed under the provisions of
89 this chapter. If the assessor determines that such property shall be reclassified, he or she shall
90 determine the assessment under this subsection based on the percentage of the tax year that such
91 property was classified in each subclassification.

92 6. Manufactured homes, as defined in section 700.010, which are actually used as
93 dwelling units shall be assessed at the same percentage of true value as residential real property
94 for the purpose of taxation. The percentage of assessment of true value for such manufactured
95 homes shall be the same as for residential real property. If the county collector cannot identify
96 or find the manufactured home when attempting to attach the manufactured home for payment
97 of taxes owed by the manufactured home owner, the county collector may request the county
98 commission to have the manufactured home removed from the tax books, and such request shall
99 be granted within thirty days after the request is made; however, the removal from the tax books
100 does not remove the tax lien on the manufactured home if it is later identified or found. For

101 purposes of this section, a manufactured home located in a manufactured home rental park, rental
102 community or on real estate not owned by the manufactured home owner shall be considered
103 personal property. For purposes of this section, a manufactured home located on real estate
104 owned by the manufactured home owner may be considered real property.

105 7. Each manufactured home assessed shall be considered a parcel for the purpose of
106 reimbursement pursuant to section 137.750, unless the manufactured home is real estate as
107 defined in subsection 7 of section 442.015 and assessed as a realty improvement to the existing
108 real estate parcel.

109 8. Any amount of tax due and owing based on the assessment of a manufactured home
110 shall be included on the personal property tax statement of the manufactured home owner unless
111 the manufactured home is real estate as defined in subsection 7 of section 442.015, in which case
112 the amount of tax due and owing on the assessment of the manufactured home as a realty
113 improvement to the existing real estate parcel shall be included on the real property tax statement
114 of the real estate owner.

115 9. The assessor of each county and each city not within a county shall use the trade-in
116 value published in the October issue of the National Automobile Dealers' Association Official
117 Used Car Guide, or its successor publication, as the recommended guide of information for
118 determining the true value of motor vehicles described in such publication. The assessor shall
119 not use a value that is greater than the average trade-in value in determining the true value of the
120 motor vehicle without performing a physical inspection of the motor vehicle. For vehicles two
121 years old or newer from a vehicle's model year, the assessor may use a value other than average
122 without performing a physical inspection of the motor vehicle. In the absence of a listing for a
123 particular motor vehicle in such publication, the assessor shall use such information or
124 publications which in the assessor's judgment will fairly estimate the true value in money of the
125 motor vehicle.

126 10. Before the assessor may increase the assessed valuation of any parcel of subclass (1)
127 real property by more than ~~[fifteen]~~ **ten** percent since the last assessment, ~~[excluding increases~~
128 ~~due to new construction or improvements,]~~ the assessor shall conduct a physical inspection of
129 such property.

130 11. If a physical inspection is required, pursuant to subsection 10 of this section, the
131 assessor shall notify the property owner of that fact in writing and shall provide the owner clear
132 written notice of the owner's rights relating to the physical inspection. If a physical inspection
133 is required, the property owner may request that an interior inspection be performed during the
134 physical inspection. The owner shall have no less than thirty days to notify the assessor of a
135 request for an interior physical inspection.

136 12. A physical inspection, as required by subsection 10 of this section, shall include, but
137 not be limited to, an on-site personal observation and review of all exterior portions of the land
138 and any buildings and improvements to which the inspector has or may reasonably and lawfully
139 gain external access, and shall include an observation and review of the interior of any buildings
140 or improvements on the property upon the timely request of the owner pursuant to subsection 11
141 of this section. Mere observation of the property via a drive-by inspection or the like shall not
142 be considered sufficient to constitute a physical inspection as required by this section.

143 13. The provisions of subsections 11 and 12 of this section shall ~~[only]~~ apply in ~~[any~~
144 ~~county with a charter form of government with more than one million inhabitants]~~ **all counties**
145 **of this state including the City of St. Louis.**

146 14. A county or city collector may accept credit cards as proper form of payment of
147 outstanding property tax or license due. No county or city collector may charge surcharge for
148 payment by credit card which exceeds the fee or surcharge charged by the credit card bank,
149 processor, or issuer for its service. A county or city collector may accept payment by electronic
150 transfers of funds in payment of any tax or license and charge the person making such payment
151 a fee equal to the fee charged the county by the bank, processor, or issuer of such electronic
152 payment.

153 15. Any county or city not within a county in this state may, by an affirmative vote of
154 the governing body of such county, opt out of the provisions of this section and sections 137.073,
155 138.060, and 138.100 as enacted by house bill no. 1150 of the ninety-first general assembly,
156 second regular session and section 137.073 as modified by house committee substitute for senate
157 substitute for senate committee substitute for senate bill no. 960, ninety-second general
158 assembly, second regular session, for the next year of the general reassessment, prior to January
159 first of any year. No county or city not within a county shall exercise this opt-out provision after
160 implementing the provisions of this section and sections 137.073, 138.060, and 138.100 as
161 enacted by house bill no. 1150 of the ninety-first general assembly, second regular session and
162 section 137.073 as modified by house committee substitute for senate substitute for senate
163 committee substitute for senate bill no. 960, ninety-second general assembly, second regular
164 session, in a year of general reassessment. For the purposes of applying the provisions of this
165 subsection, a political subdivision contained within two or more counties where at least one of
166 such counties has opted out and at least one of such counties has not opted out shall calculate a
167 single tax rate as in effect prior to the enactment of house bill no. 1150 of the ninety-first general
168 assembly, second regular session. A governing body of a city not within a county or a county
169 that has opted out under the provisions of this subsection may choose to implement the
170 provisions of this section and sections 137.073, 138.060, and 138.100 as enacted by house bill
171 no. 1150 of the ninety-first general assembly, second regular session, and section 137.073 as

172 modified by house committee substitute for senate substitute for senate committee substitute for
173 senate bill no. 960, ninety-second general assembly, second regular session, for the next year of
174 general reassessment, by an affirmative vote of the governing body prior to December thirty-first
175 of any year.

176 16. The governing body of any city of the third classification with more than twenty-six
177 thousand three hundred but fewer than twenty-six thousand seven hundred inhabitants located
178 in any county that has exercised its authority to opt out under subsection 15 of this section may
179 levy separate and differing tax rates for real and personal property only if such city bills and
180 collects its own property taxes or satisfies the entire cost of the billing and collection of such
181 separate and differing tax rates. Such separate and differing rates shall not exceed such city's tax
182 rate ceiling.

183 17. Any portion of real property that is available as reserve for strip, surface, or coal
184 mining for minerals for purposes of excavation for future use or sale to others that has not been
185 bonded and permitted under chapter 444 shall be assessed based upon how the real property is
186 currently being used. Any information provided to a county assessor, state tax commission, state
187 agency, or political subdivision responsible for the administration of tax policies shall, in the
188 performance of its duties, make available all books, records, and information requested, except
189 such books, records, and information as are by law declared confidential in nature, including
190 individually identifiable information regarding a specific taxpayer or taxpayer's mine property.
191 For purposes of this subsection, "mine property" shall mean all real property that is in use or
192 readily available as a reserve for strip, surface, or coal mining for minerals for purposes of
193 excavation for current or future use or sale to others that has been bonded and permitted under
194 chapter 444.

195 **18. Notwithstanding any provision of this section or any other provision of law to**
196 **the contrary, the assessed valuation of any real property shall not be increased by more**
197 **than ten percent from the most recent previously assessed valuation, unless the increase**
198 **is due to new construction or improvements.**

137.385. Any person aggrieved by the assessment of his property may appeal to the
2 county board of equalization. An appeal shall be in writing and the forms to be used for this
3 purpose shall be furnished by the county clerk. Such appeal shall be lodged with the county clerk
4 as secretary of the board of equalization before the ~~[third]~~ **second** Monday in ~~[June]~~ **July**;
5 provided, that the board may in its discretion extend the time for filing such appeals.

138.060. 1. The county board of equalization shall, in a summary way, determine all
2 appeals from the valuation of property made by the assessor, and shall correct and adjust the
3 assessment accordingly. There shall be no presumption that the assessor's valuation is correct.
4 In any county with a charter form of government ~~[with a population greater than two hundred~~

5 ~~eighty thousand inhabitants but less than two hundred eighty-five thousand inhabitants~~, and in
6 any county **of the first classification** ~~[with a charter form of government with greater than one~~
7 ~~million inhabitants]~~, and in any city not within a county, the assessor shall have the burden to
8 prove that the assessor's valuation does not exceed the true market value of the subject property.
9 In such county or city, in the event a physical inspection of the subject property is required by
10 subsection 10 of section 137.115, the assessor shall have the burden to establish the manner in
11 which the physical inspection was performed and shall have the burden to prove that the physical
12 inspection was performed in accordance with section 137.115. In such county or city, in the
13 event the assessor fails to provide sufficient evidence to establish that the physical inspection
14 was performed in accordance with section 137.115, the property owner shall prevail on the
15 appeal as a matter of law. At any hearing before the state tax commission or a court of
16 competent jurisdiction of an appeal of assessment from a first class **county**, charter county, or
17 a city not within a county, the assessor shall not advocate nor present evidence advocating a
18 valuation higher than that value finally determined by the assessor or the value determined by
19 the board of equalization, whichever is higher, for that assessment period.

20 2. The county clerk shall keep an accurate record of the proceedings and orders of the
21 board, and the assessor shall correct all erroneous assessments, and the clerk shall adjust the tax
22 book according to the orders of such board and the orders of the state tax commission, except
23 that in adding or deducting such percent to each tract or parcel of real estate as required by such
24 board or state tax commission, he shall add or deduct in each case any fractional sum of less than
25 fifty cents, so that the value of any separate tract shall contain no fractions of a dollar.

2 ~~[82.550. An assessor shall be appointed at the convenience of the mayor~~
3 ~~and shall hold office for the term for which the mayor was elected and until his~~
 ~~successor is duly qualified.]~~

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