

FIRST REGULAR SESSION

HOUSE BILL NO. 150

92ND GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVES AVERY AND BIVINS (Co-sponsors).

Pre-filed January 7, 2003, and copies ordered printed.

TED WEDEL, Chief Clerk

0552L.011

AN ACT

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

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 137.103, to read as follows:

**137.103. 1. This act shall be known and may be cited as "The Missouri Homestead
2 Preservation Act".**

**3 2. Notwithstanding any provision of law to the contrary, the assessed value of
4 residential property, excluding any value added by new construction or improvements,
5 which is owned by any person who is under sixty-five years of age and who uses such
6 property as a homestead, or owned by any person who is sixty-five years of age or older
7 who has used such property as a homestead for a period of less than five years, shall not
8 increase during any two-year reassessment period by more than the consumer price index
9 or five percent, whichever is less.**

**10 3. The assessed value of residential property, excluding any value added by new
11 construction or improvements, which is owned by any person who is sixty-five years of age
12 or older and who has used such property as a homestead for a period of at least five years
13 shall not increase during the period of time such person resides on that property after
14 attaining the age of sixty-five years. Age and years of residence for purposes of this section
15 shall be determined as of January first of each odd-numbered year; provided, however,
16 that such information shall be provided by affidavit of the owner of homestead property
17 by such date to the county assessor.**

**18 4. All revenue losses of any political subdivision resulting from the limitation on
19 assessed valuations contained in this section shall be reimbursed to those political**

20 subdivisions by the state of Missouri through appropriations. Data substantiating revenue
21 losses resulting from the limitation on assessed valuations as contained in this section shall
22 be provided to the state auditor in such form as shall be prescribed by the state auditor by
23 rule promulgated pursuant to chapter 536, RSMo. The required data shall be submitted
24 for each political subdivision levying a property tax and shall be submitted by either the
25 county or the individual taxing authority as requested by the state auditor. Calculation or
26 verification of the revenue loss shall be determined by the state auditor subsequent to the
27 annual property tax rate review completed pursuant to section 137.073. All data and
28 documents substantiating the revenue loss for each political subdivision shall be copied to
29 each county clerk respectively and shall be retained and made available for public
30 inspection by the county for a minimum of three years. Whenever a taxpayer in a taxing
31 jurisdiction has cause to believe that the taxing jurisdiction has not complied with the
32 provisions of this section, the taxpayer shall have legal standing to bring a civil action to
33 determine and require compliance with this section.

34 5. This section shall become effective January 1, 2004, and shall apply to all taxable
35 years beginning after December 31, 2003.