

House _____ Amendment NO. _____

Offered By

1 AMEND House Committee Substitute for Senate Committee Substitute for Senate Bill No. 245,
2 Page 18, Section 108.280, Line 18, by inserting after said line the following:

3
4 "137.076. 1. In establishing the value of a parcel of real property the county assessor shall
5 consider current market conditions and previous decisions of the county board of equalization, the
6 state tax commission or a court of competent jurisdiction that affected the value of such parcel. For
7 purposes of this section, the term "current market conditions", shall include the impact upon the
8 housing market of foreclosures and bank sales.

9 2. In establishing the value of a parcel of real property the county assessor shall and will use
10 an income based approach for assessment of parcels of real property with federal or state imposed
11 restrictions in regard to rent limitations, operations requirements or any other restrictions imposed
12 upon the property in connection with the property being eligible for any income tax credits under
13 section 42 of the Internal Revenue Code of 1986 as amended; property constructed with the use of
14 the United States Department of Housing and Urban Development HOME investment partnerships
15 program; property constructed with the use of incentives provided by the United States Department
16 of Agriculture Rural Development; or property receiving any other state or federal subsidies
17 provided with respect to use of the property for housing purposes.

18 3. For the purposes of this section, the term "income based approach" shall and will include
19 the use of direct capitalization methodology and computed by dividing the estimated net operating
20 income of the parcel of property by an appropriate capitalization rate not to exceed the average of the
21 current market data available in the county of said parcel of property plus the effective property tax
22 rate applicable to the parcel. Federal and State tax credits or other subsidies shall not be considered
23 when calculating the capitalization rate. Upon expiration of a land use restriction agreement, such
24 parcel of property shall no longer be subject to this section."; and

25
26 Further amend said bill by amending the title, enacting clause, and intersectional references
27 accordingly.

Action Taken _____ Date _____

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