

COMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 0590H.03T  
Bill No.: Truly Agreed To and Finally Passed HCS for HB 105  
Subject: Easements and Conveyances; Property, Real and Personal; Aircraft and Airports  
Type: Original  
Date: June 23, 2025

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Bill Summary: This legislation authorizes the conveyance of certain state property.

**FISCAL SUMMARY**

<b>ESTIMATED NET EFFECT ON GENERAL REVENUE FUND</b>			
FUND AFFECTED	FY 2026	FY 2027	FY 2028
General Revenue*	Unknown or (Unknown)	\$0 or Unknown	\$0 or Unknown
<b>Total Estimated Net Effect on General Revenue</b>	<b>Unknown or (Unknown)</b>	<b>\$0 or Unknown</b>	<b>\$0 or Unknown</b>

\* Oversight assumes a fiscal impact of less than \$250,000.

<b>ESTIMATED NET EFFECT ON OTHER STATE FUNDS</b>			
FUND AFFECTED	FY 2026	FY 2027	FY 2028
<b>Total Estimated Net Effect on <u>Other</u> State Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Numbers within parentheses: () indicate costs or losses.

<b>ESTIMATED NET EFFECT ON FEDERAL FUNDS</b>			
<b>FUND AFFECTED</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
<b>Total Estimated Net Effect on <u>All</u> Federal Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>ESTIMATED NET EFFECT ON FULL TIME EQUIVALENT (FTE)</b>			
<b>FUND AFFECTED</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
<b>Total Estimated Net Effect on FTE</b>	<b>0</b>	<b>0</b>	<b>0</b>

- ☐ Estimated Net Effect (expenditures or reduced revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.
- ☐ Estimated Net Effect (savings or increased revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.

<b>ESTIMATED NET EFFECT ON LOCAL FUNDS</b>			
<b>FUND AFFECTED</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
<b>Local Government</b>	<b>Unknown</b>	<b>\$0</b>	<b>\$0</b>

## **FISCAL ANALYSIS**

### **ASSUMPTION**

#### **Property in Miller County**

Officials from the **Office of the Governor** and **Office of Administration** each assume the proposal will have no fiscal impact on their respective organizations.

Officials from the **Attorney General's Office (AGO)** assume any potential litigation costs arising from this proposal can be absorbed with existing resources. The AGO may seek additional appropriations if the proposal results in a significant increase in litigation or investigation costs.

As this parcel appears to be material in size, **Oversight** will reflect the transaction of the conveyance of state property in Miller County as:

- 1) a loss of the value of the state property;
- 2) the proceeds (if any) of the sale/conveyance; and
- 3) the annual savings (if any) to the state no longer maintaining the property.

**Oversight** will assume a fiscal impact of less than \$250,000.

#### **Property in Jackson County**

Officials from the **Missouri Department of Transportation** and **Office of the Governor** each assume the proposal will have no fiscal impact on their respective organizations.

**Oversight** notes that the above mentioned agencies have stated the proposal would not have a direct fiscal impact on their organization. Oversight does not have any information to the contrary. Therefore, Oversight will reflect a zero impact on the fiscal note.

Officials from the **Attorney General's Office (AGO)** assume any potential litigation costs arising from this proposal can be absorbed with existing resources. The AGO may seek additional appropriations if the proposal results in a significant increase in litigation or investigation costs.

**Oversight** assumes AGO is provided with core funding to handle a certain amount of activity each year. Oversight assumes AGO could absorb the costs related to this proposal. If multiple bills pass which require additional staffing and duties at substantial costs, AGO could request funding through the appropriation process. Officials from the AGO assume the proposal will have no fiscal impact on their organization.

Officials from the **Office of Administration (OA)** state the Division of Facilities Management, Design and Construction does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. Additionally, since the terms of conveyances are determined, the fiscal impact is \$1.

**Oversight** notes the proposal allows for consideration of \$1 or less; therefore, Oversight will not reflect a fiscal impact.

Officials from **Jackson County** did not respond to **Oversight's** request for fiscal impact for this proposal.

#### Property in Webster County

Officials from the **Missouri Department of Transportation** and **Office of the Governor** each assume the proposal will have no fiscal impact on their respective organizations.

**Oversight** notes that the above mentioned agencies have stated the proposal would not have a direct fiscal impact on their organization. Oversight does not have any information to the contrary. Therefore, Oversight will reflect a zero impact on the fiscal note.

Officials from the **Attorney General's Office (AGO)** assume any potential litigation costs arising from this proposal can be absorbed with existing resources. The AGO may seek additional appropriations if the proposal results in a significant increase in litigation or investigation costs.

**Oversight** assumes AGO is provided with core funding to handle a certain amount of activity each year. Oversight assumes AGO could absorb the costs related to this proposal. If multiple bills pass which require additional staffing and duties at substantial costs, AGO could request funding through the appropriation process. Officials from the AGO assume the proposal will have no fiscal impact on their organization.

Officials from the **Office of Administration (OA)** state the Division of Facilities Management, Design and Construction does not make public appraisal values for property that may be sold or conveyed because public knowledge of such information may hinder the State's ability to gain the best value for the property. Additionally, since the terms of conveyances are determined, the fiscal impact is \$1.

**Oversight** notes the proposal allows for consideration of \$1 or less; therefore, Oversight will not reflect a fiscal impact.

Officials from **Webster County** did not respond to **Oversight's** request for fiscal impact for this proposal.

<u>FISCAL IMPACT – State Government</u>	FY 2026 (10 Mo.)	FY 2027	FY 2028
<b>GENERAL REVENUE FUND</b>			
<u>Sale Proceeds</u> – conveyance proceeds of the property (if any)	\$0 or Unknown	\$0	\$0
<u>Property value</u> – loss of FMV of the property	(Unknown)	\$0	\$0
<u>Savings</u> – for annual maintenance/upkeep of property – no longer a state property/interest	\$0 or Unknown	\$0 or Unknown	\$0 or Unknown
<b>ESTIMATED NET EFFECT TO THE GENERAL REVENUE FUND</b>	<b>Unknown or (Unknown)</b>	<b>\$0 or Unknown</b>	<b>\$0 or Unknown</b>

<u>FISCAL IMPACT – Local Government</u>	FY 2026 (10 Mo.)	FY 2027	FY 2028
<b>LOCAL POLITICAL SUBDIVISIONS</b>			
<u>Cost</u> – (City of Osage Beach) of acquiring the property from the state	\$0 or (Unknown)	\$0	\$0
<u>Property increase</u> – (City of Osage Beach) acquired property's value	Unknown	\$0	\$0
<b>ESTIMATED NET EFFECT ON LOCAL POLITICAL SUBDIVISIONS</b>	<b>Unknown</b>	<b>\$0</b>	<b>\$0</b>

FISCAL IMPACT – Small Business

No direct fiscal impact to small businesses would be expected as a result of this proposal.

### FISCAL DESCRIPTION

This bill authorizes the Governor to convey:

(1) Land located in Miller County, as provided in the bill, to the City of Osage Beach in Camden County. The ordinances of the City of Osage Beach will be in force and effect on the land conveyed to it in Miller County.

(2) Land located in Jackson County, as provided in the bill, to the State Highways and Transportation Commission.

(3) Land located in Webster County, as provided in the bill, to the State Highways and Transportation Commission.

For the land conveyed by the Governor, the Office of Administration must set the terms and conditions for the conveyance, and the Attorney General will approve the form of the instrument of conveyance.

This legislation is not federally mandated, would not duplicate any other program and would not require additional capital improvements or rental space.

### SOURCES OF INFORMATION

Office of Administration  
Office of the Governor  
Attorney General's Office  
Missouri Department of Transportation



Julie Morff  
Director  
June 23, 2025



Jessica Harris  
Assistant Director  
June 23, 2025