

FIRST REGULAR SESSION

HOUSE JOINT RESOLUTION NO. 89

103RD GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE JOBE.

2262H.011

JOSEPH ENGLER, Chief Clerk

JOINT RESOLUTION

Submitting to the qualified voters of Missouri an amendment repealing Section 4(b) of Article X of the Constitution of Missouri, and adopting one new section in lieu thereof relating to property tax assessments.

Be it resolved by the House of Representatives, the Senate concurring therein:

That at the next general election to be held in the state of Missouri, on Tuesday next following the first Monday in November, 2026, or at a special election to be called by the governor for that purpose, there is hereby submitted to the qualified voters of this state, for adoption or rejection, the following amendment to Article X of the Constitution of the state of Missouri:

Section A. Section 4(b), Article X, Constitution of Missouri, is repealed and one new section adopted in lieu thereof, to be known as Section 4(b), to read as follows:

Section 4(b). **1.** Property in classes 1 and 2 and subclasses of those classes~~[s]~~ shall be assessed for tax purposes at its value or such percentage of its value as may be fixed by law for each class and for each subclass. Property in class 3 and its subclasses shall be taxed only to the extent authorized and at the rate fixed by law for each class and subclass, and the tax shall be based on the annual yield and shall not exceed eight percent thereof. Property in class 1 shall be subclassed in the following classifications:

- (1) Residential property;
- (2) Agricultural and horticultural property;

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.

9 (3) Utility, industrial, commercial, railroad, and all other property not included in
10 subclasses (1) and (2) of class 1.

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12 Property in the subclasses of class 1 may be defined by law, however subclasses (1), (2), and
13 (3) shall not be further divided, provided, land in subclass (2) may by general law be assessed
14 for tax purposes on its productive capability. The same percentage of value shall be applied
15 to all properties within any subclass. No classes or subclass shall have a percentage of its true
16 value in money in excess of thirty-three and one-third percent.

17 **2. (1) Notwithstanding the provisions of subsection 1 of this section and section 3**
18 **of this article to the contrary, beginning January 1, 2027, for all residential real property**
19 **that has been maintained by the homeowner as his or her primary residence, the true**
20 **value in money for the purposes of assessment of such property shall be deemed to be**
21 **the same value determined at the most recent previous assessment of the property. In a**
22 **new assessment or reassessment of such residential real property maintained as a**
23 **primary residence, the assessed valuation of such property may be increased:**

24 (a) Not more than five percent annually from the assessed valuation of such
25 property determined at its most recent previous assessment; or

26 (b) More than five percent, subject to the provisions, requirements, and
27 limitations as provided by general law, in the following circumstances:

28 a. The increase reflects the value added to the residential real property as a
29 result of new construction or improvements made to the property as determined by the
30 county appraisal system; or

31 b. The increase reflects the true market value of the residential real property
32 after it has been transferred or sold such that ownership of the primary residence
33 passed from one individual or entity to another individual or entity through legal means
34 including, but not limited to, sale or probate on or after the previous assessment date.
35 The true value in money shall reflect the true market value of the residential real
36 property for the first new assessment or reassessment year of such property under the
37 new ownership, before the limitations on increases under paragraph (a) of this
38 subdivision may apply, if applicable to such property.

39 (2) The provisions of this subsection shall not affect the ability of any assessor to
40 decrease the assessed value of any residential real property.

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