

HCS HB 531 -- PROPERTY TAXES

SPONSOR: Hausman

COMMITTEE ACTION: Voted "Do Pass with HCS" by the Standing Committee on Ways and Means by a vote of 6 to 2. Voted "Do Pass" by the Standing Committee on Rules- Legislative by a vote of 8 to 1.

The following is a summary of the House Committee Substitute for HB 531.

This bill adds that any ballot measure seeking approval to add, change, or modify a tax on real property must express the effect of the proposed change in the ballot language in terms of the change in real dollars owed per \$100,000 of a property's market valuation.

The bill also states that, beginning January 1, 2026, the provisions of current law relating to depreciable tangible personal property will apply to all real property, placed in service at any time, that is stationary property used for transportation or storage of liquid and gaseous products, including water, sewage, and natural gas that is not propane or LP gas, but not including petroleum products.

The county assessor must estimate the value of the stationary property by applying the depreciation table provided in the bill to the original cost of the property.

Taxpayers who own such stationary property must provide the assessor, on or before May first of the applicable tax years, with the original cost and the year placed in service. The information will be summarized in a format specified in the bill. Upon request by a taxpayer, the assessor will provide the taxpayer with certain information specified in the bill.

This bill is similar to SB 427 (2025) and HB 2110 (2024).

The following is a summary of the public testimony from the committee hearing. The testimony was based on the introduced version of the bill.

PROPONENTS: Supporters say that this bill will help to ensure taxes are assessed consistently throughout the State. Supporters also state the bill would help to stop the utility tax increases from impacting Missouri customers. Supporters also state that municipal utilities do not pay taxes. This is for water and electric. Other supporters like the uniformity of the bill.

Testifying in person for the bill were Representative Hausman; Central States Water Resources; Kids Win Missouri; Liberty Utilities; Associated Industries of Missouri; Missouri American Water; Missouri Chamber of Commerce And Industry; Spire Mo; Ameren Missouri ; Missouri Natural Gas Association.

OPPONENTS: Those who oppose the bill say that, at the current state of the 20-year depreciation table, Boone would lose \$2.2 million in revenue. Opponents would much prefer spreading the cost of that possible increase over 135,000 meters, not 40,000 rooftops. Opponents also states Cape would lose \$500 to \$750,000 in revenue.

Testifying in person against the bill was Kenny Mohr, Missouri State Assessor's Association.

OTHERS: Others testifying on the bill draw attention to the exemption for members of the Missouri Propane Gas Association.

Testifying in person on the bill was Missouri Propane Gas Association.

Written testimony has been submitted for this bill. The full written testimony and witnesses testifying online can be found under Testimony on the bill page on the House website.