

FIRST EXTRAORDINARY SESSION OF THE  
FIRST REGULAR SESSION

**HOUSE BILL NO. 4**

**103RD GENERAL ASSEMBLY**

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INTRODUCED BY REPRESENTATIVE CHAPPELL.

3332H.011

JOSEPH ENGLER, Chief Clerk

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**AN ACT**

To repeal sections 137.180 and 137.355, RSMo, and to enact in lieu thereof three new sections relating to real property valuation assessments.

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*Be it enacted by the General Assembly of the state of Missouri, as follows:*

Section A. Sections 137.180 and 137.355, RSMo, are repealed and three new sections  
2 enacted in lieu thereof, to be known as sections 137.180, 137.182, and 137.355, to read as  
3 follows:

137.180. 1. Whenever any assessor shall increase the valuation of any real property  
2 he shall forthwith notify the record owner of such increase, either in person, or by mail  
3 directed to the last known address; every such increase in assessed valuation made by the  
4 assessor shall be subject to review by the county board of equalization whereat the landowner  
5 shall be entitled to be heard, and the notice to the landowner shall so state.

6 2. Effective January 1, 2009, for all counties with a charter form of government, other  
7 than any county adopting a charter form of government after January 1, 2008, whenever any  
8 assessor shall increase the valuation of any real property, he or she shall forthwith notify the  
9 record owner on or before June fifteenth of such increase and, in a year of general  
10 reassessment, the county shall notify the record owner of the projected tax liability likely to  
11 result from such an increase, either in person, or by mail directed to the last known address;  
12 every such increase in assessed valuation made by the assessor shall be subject to review by  
13 the county board of equalization whereat the landowner shall be entitled to be heard, and the  
14 notice to the landowner shall so state. Notice of the projected tax liability from the county  
15 shall accompany the notice of increased valuation from the assessor.

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.

16           3. For all calendar years prior to the first day of January of the year following receipt  
17 of software necessary for the implementation of the requirements provided under subsections  
18 4 and 5 of this section from the state tax commission, for any county not subject to the  
19 provisions of subsection 2 of this section or subsection 2 of section 137.355, whenever any  
20 assessor shall increase the valuation of any real property, he or she shall forthwith notify the  
21 record owner on or before June fifteenth of the previous assessed value and such increase  
22 either in person, or by mail directed to the last known address and include in such notice a  
23 statement indicating that the change in assessed value may impact the record owner's tax  
24 liability and provide all processes and deadlines for appealing determinations of the assessed  
25 value of such property. Such notice shall be provided in a font and format sufficient to alert a  
26 record owner of the potential impact upon tax liability and the appellate processes available.

27           4. Effective January first of the year following receipt of software necessary for the  
28 implementation of the requirements provided under this subsection and subsection 5 of this  
29 section from the state tax commission, for all counties not subject to the provisions of  
30 subsection 2 of this section or subsection 2 of section 137.355, whenever any assessor shall  
31 increase the valuation of any real property, he or she shall forthwith notify the record owner  
32 on or before June fifteenth of such increase and, in a year of general reassessment, the county  
33 shall notify the record owner of the projected tax liability likely to result from such an  
34 increase, either in person, or by mail directed to the last known address; every such increase  
35 in assessed valuation made by the assessor shall be subject to review by the county board of  
36 equalization whereat the landowner shall be entitled to be heard, and the notice to the  
37 landowner shall so state. Notice of the projected tax liability from the county shall  
38 accompany the notice of increased valuation from the assessor.

39           5. The notice of projected tax liability, required under subsections 2 and 4 of this  
40 section, from the county shall include:

41           (1) The record owner's name, address, and the parcel number of the property;

42           (2) A list of all political subdivisions levying a tax upon the property of the record  
43 owner;

44           (3) The projected tax rate for each political subdivision levying a tax upon the  
45 property of the record owner, and the purpose for each levy of such political subdivisions;

46           (4) The previous year's tax rates for each individual tax levy imposed by each  
47 political subdivision levying a tax upon the property of the record owner;

48           (5) The tax rate ceiling for each levy imposed by each political subdivision levying a  
49 tax upon the property of the record owner;

50           (6) The contact information for each political subdivision levying a tax upon the  
51 property of the record owner;

52 (7) A statement identifying any projected tax rates for political subdivisions levying a  
53 tax upon the property of the record owner, which were not calculated and provided by the  
54 political subdivision levying the tax; and

55 (8) The total projected property tax liability of the taxpayer.

56 6. In addition to the requirements provided under subsections 1, 2, and 5 of this  
57 section, effective January 1, 2011, in any county with a charter form of government and with  
58 more than one million inhabitants, whenever any assessor shall notify a record owner of any  
59 change in assessed value, such assessor shall provide notice that information regarding the  
60 **specific** assessment method and **the basis of the** computation of value for such property is  
61 available on the assessor's website and provide the exact website address at which such  
62 information may be accessed. Such notification shall provide the assessor's contact  
63 information to enable taxpayers without internet access to request and receive information  
64 regarding the assessment method and computation of value for such property. **If any third-**  
65 **party documents, reports, or other data were relied upon by the assessor in the**  
66 **computation of assessed value, the same shall be disclosed to the record owner on the**  
67 **assessor's website.**

137.182. 1. Except as provided under sections 137.017 and 137.021, and  
2 notwithstanding section 137.115 or any other provision of law to the contrary, beginning  
3 January 1, 2026, the true value in money of all residential real property maintained and  
4 used by the owner as a primary residence for assessment purposes shall be the same  
5 value determined at the most recent previous assessment of the property as determined  
6 on or before December 31, 2025, subject to the following:

7 (1) For all residential real property maintained and used by the owner as a  
8 primary residence that is bought, transferred, sold, assigned, or otherwise conveyed on  
9 or after January 1, 2026, the true value in money of such property for assessment  
10 purposes shall not exceed the most recent purchase price of such real property. Such  
11 true value in money shall be the true value in money for all subsequent assessments until  
12 the next sale of such property, or the conditions under subdivision (2) of this subsection  
13 are met, subject to the provisions of section 137.082 and the provisions of subsections 3  
14 and 4 of this section; or

15 (2) For all assessments of residential real property maintained and used by the  
16 owner as a primary residence on or after January 1, 2026, the assessed valuation of such  
17 property may be increased from the assessed valuation of such property determined at  
18 its most recent previous assessment or the assessed value at the most recent time of sale  
19 under subdivision (1) of this subsection but only to the extent that such an increase  
20 reflects the value added to the property as a result of new construction or improvements  
21 made to the property where the added value equals a fifty-percent increase or greater in

22 **the assessed valuation of the property. The assessor shall establish a new assessed**  
23 **valuation, which shall be the true value in money for all subsequent assessments until**  
24 **the conditions under this subdivision are met again or the next sale of such property**  
25 **under subdivision (1) of this subsection, subject to the provisions of section 137.082 and**  
26 **the provisions of subsections 3 and 4 of this section.**

27 **2. If a transaction under this subsection results in a sale that is below market**  
28 **value, the assessor shall provide evidence to the board of equalization or other**  
29 **equivalent entity that such sale price should not be used to determine the new true value**  
30 **in money for assessment purposes.**

31 **3. The owner shall notify the assessor of such new construction or improvements**  
32 **so that a reassessment can be made.**

33 **4. Participation in the assessed valuation provisions under this subsection is**  
34 **optional. An owner electing to participate in the assessed valuation provisions under**  
35 **this subsection may opt in by notifying the assessor's office of such election. If such**  
36 **election is not made, the residential real property maintained and used by the owner as a**  
37 **primary residence shall be assessed under the assessment process in existence on or**  
38 **before December 31, 2025.**

39 **5. The provisions of this section shall not affect the ability of any county assessor**  
40 **to carry out any other duties under this chapter or local or general law.**

137.355. 1. If an assessor increases the valuation of any tangible personal property as  
2 estimated in the itemized list furnished to the assessor, and if an assessor increases the  
3 valuation of any real property, he shall forthwith notify the record owner of the increase either  
4 in person or by mail directed to the last known address, and if the address of the owner is  
5 unknown notice shall be given by publication in two newspapers published in the county.

6 **2. For all calendar years prior to the first day of January of the year following receipt**  
7 **of software necessary for the implementation of the requirements provided under subsections**  
8 **3 and 4 of this section from the state tax commission, whenever any assessor shall increase**  
9 **the valuation of any real property, he or she shall forthwith notify the record owner on or**  
10 **before June fifteenth of the previous assessed value and such increase either in person, or by**  
11 **mail directed to the last known address and include on the face of such notice, in no less than**  
12 **twelve-point font, the following statement:**

13 **NOTICE TO TAXPAYER: IF YOUR ASSESSED VALUE HAS INCREASED, IT**  
14 **MAY INCREASE YOUR REAL PROPERTY TAXES WHICH ARE DUE DECEMBER**  
15 **THIRTY-FIRST. IF YOU DO NOT AGREE THAT THE VALUE OF YOUR PROPERTY**  
16 **HAS INCREASED, YOU MUST CHALLENGE THE VALUE ON OR BEFORE \_\_\_\_\_**  
17 **(INSERT DATE BY WHICH APPEAL MUST BE FILED) BY CONTACTING YOUR**  
18 **COUNTY ASSESSOR.**

19           3. Effective January first of the year following receipt of software necessary for the  
20 implementation of the requirements provided under this subsection and subsection 4 of this  
21 section from the state tax commission, if an assessor increases the valuation of any real  
22 property, the assessor, on or before June fifteenth, shall notify the record owner of the  
23 increase and, in a year of general reassessment, the county shall notify the record owner of the  
24 projected tax liability likely to result from such an increase either in person or by mail  
25 directed to the last known address, and, if the address of the owner is unknown, notice shall  
26 be given by publication in two newspapers published in the county. Notice of the projected  
27 tax liability from the county shall accompany the notice of increased valuation from the  
28 assessor.

29           4. The notice of projected tax liability, required under subsection 3 of this section,  
30 from the county shall include:

31           (1) Record owner's name, address, and the parcel number of the property;

32           (2) A list of all political subdivisions levying a tax upon the property of the record  
33 owner;

34           (3) The projected tax rate for each political subdivision levying a tax upon the  
35 property of the record owner, and the purpose for each levy of such political subdivisions;

36           (4) The previous year's tax rates for each individual tax levy imposed by each  
37 political subdivision levying a tax upon the property of the record owner;

38           (5) The tax rate ceiling for each levy imposed by each political subdivision levying a  
39 tax upon the property of the record owner;

40           (6) The contact information for each political subdivision levying a tax upon the  
41 property of the record owner;

42           (7) A statement identifying any projected tax rates for political subdivisions levying a  
43 tax upon the property of the record owner, which were not calculated and provided by the  
44 political subdivision levying the tax; and

45           (8) The total projected property tax liability of the taxpayer.

46           **5. Whenever any assessor shall notify a record owner of any increase in assessed**  
47 **value as required by subsection 3 of this section, such assessor shall provide notice that**  
48 **information regarding the specific assessment method and the basis of the computation**  
49 **of value for such property is available on the assessor's website, and shall provide the**  
50 **exact website address at which such information may be accessed. Such notification**  
51 **shall provide the assessor's contact information to enable taxpayers without internet**  
52 **access to request and receive information regarding the assessment method and**  
53 **computation of value for such property. If any third-party documents, reports, or other**

54 **data were relied upon by the assessor in the computation of assessed value, the same**  
55 **shall be disclosed to the record owner on the assessor's website.**

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