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PREPARED BY: Doug Gibbs
DATE PREPARED: January 18, 2012
PHONE: 402-471-0051

LB 750

Revision: 00

FISCAL NOTE

LEGISLATIVE FISCAL ANALYST ESTIMATE

ESTIMATE OF FISCAL IMPACT – STATE AGENCIES *				
	FY 2012-13		FY 2013-14	
	EXPENDITURES	REVENUE	EXPENDITURES	REVENUE
GENERAL FUNDS				
CASH FUNDS				
FEDERAL FUNDS				
OTHER FUNDS				
TOTAL FUNDS				

*Does not include any impact on political subdivisions. See narrative for political subdivision estimates.

LB 750 amends Nebraska Revised Statutes Section 77-1371 regarding comparable sales.

The bill provides that in determining the value of a farm home site the sale of residential land located in a platted and zoned residential subdivision is not a comparable sale.

A farm home site is defined in Section 77-1359 (3) and means not more than one acre of land contiguous to a farm site which includes an inhabitable residence and improvements used for residential purposes, and such improvements include utility connections, water, and sewer systems, and improved access to a public road.

LB 750 would limit comparable sales information in these cases to sales of farm home sites without the accompanying acreage. However, according to the Department of Revenue, it is not clear whether this will cause a substantially different valuation for rural residential property. This would prevent a county assessor from modeling the value of rural residential land in part on the value of the sale of parcels in a platted and zoned residential subdivision elsewhere in the county. Some rural counties use the site value developed from the rural residential model to value the farm home sites.

The bill has no fiscal impact to the state and the Department of Revenue indicates no implementation costs.

IMPACT TO POLITICAL SUBDIVISIONS:

The Nebraska Association of County Officials indicates they are unable to determine the fiscal impact to counties until they observe what impact the bill has on assessment practices.

DEPARTMENT OF ADMINISTRATIVE SERVICES

REVIEWED BY	Lyn Heaton	1/19/12	PHONE 471-2526
COMMENTS			
DEPT. OF REVENUE – The department's analysis appears reasonable.			
NACO – No basis upon which to disagree.			
SARPY COUNTY – No basis upon which to disagree.			

Please complete ALL (5) blanks in the first three lines.

LB⁽¹⁾ 750 FISCAL NOTE

LEGISLATIVE FISCAL

State Agency OR Political Subdivision Name: (2) Nebraska Association of County Officials (NACO)

Prepared by: (3) Elaine Menzel Date Prepared: (4) 1/10/2012 Phone: (5) 402.434.5660, ext. 225

ESTIMATE PROVIDED BY STATE AGENCY OR POLITICAL SUBDIVISION

Table with columns for FY 2012-2013 and FY 2013-2014, each subdivided into EXPENDITURES and REVENUE. Rows include GENERAL FUNDS, CASH FUNDS, FEDERAL FUNDS, OTHER FUNDS, and TOTAL FUNDS.

Return by date specified or 72 hours prior to public hearing, whichever is earlier.

Explanation of Estimate:

LB 750 is undetermined until it is known what impact, if any, the bill has on assessment practices.

MAJOR OBJECTS OF EXPENDITURE

Personal Services:

Table with columns for POSITION TITLE, NUMBER OF POSITIONS (12-13, 13-14), 2012-2013 EXPENDITURES, and 2013-2014 EXPENDITURES. Rows include Benefits, Operating, Travel, Capital outlay, Aid, Capital improvements, and TOTAL.

Please complete ALL (5) blanks in the first three lines.

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LB⁽¹⁾ 750 FISCAL NOTE

LEGISLATIVE FISCAL

State Agency OR Political Subdivision Name: (2) Sarpy County

Prepared by: (3) Fred Uhe Date Prepared: (4) Jan. 17, 2012 Phone: (5) (402) 593-2106

ESTIMATE PROVIDED BY STATE AGENCY OR POLITICAL SUBDIVISION

	FY 2012-2013		FY 2013-2014	
	EXPENDITURES	REVENUE	EXPENDITURES	REVENUE
GENERAL FUNDS	_____	_____	_____	_____
CASH FUNDS	_____	_____	_____	_____
FEDERAL FUNDS	_____	_____	_____	_____
OTHER FUNDS	_____	_____	_____	_____
TOTAL FUNDS	=====	=====	=====	=====

Return by date specified or 72 hours prior to public hearing, whichever is earlier.

Explanation of Estimate:

It is extremely difficult to calculate the fiscal impact of this legislation. While it does impact the methodology used by the Sarpy County Assessor's, the availability of comparable parcels, the value of such parcels and current tax rates will determine the actual impact on the County. Additionally any reduction in tax receipts will impact other political subdivisions as well.

MAJOR OBJECTS OF EXPENDITURE

Personal Services:

POSITION TITLE	NUMBER OF POSITIONS		2012-2013	2013-2014
	12-13	13-14	EXPENDITURES	EXPENDITURES
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Benefits.....	_____	_____	_____	_____
Operating.....	_____	_____	_____	_____
Travel.....	_____	_____	_____	_____
Capital outlay.....	_____	_____	_____	_____
Aid.....	_____	_____	_____	_____
Capital improvements.....	_____	_____	_____	_____
TOTAL.....	_____	_____	_____	_____