

FIRST REGULAR SESSION

# HOUSE BILL NO. 999

## 97TH GENERAL ASSEMBLY

---

INTRODUCED BY REPRESENTATIVES FRAME (Sponsor), BURNS AND MAYFIELD (Co-sponsors).

1100H.011

D. ADAM CRUMBLISS, Chief Clerk

---

### AN ACT

To amend chapter 137, RSMo, by adding thereto one new section relating to property taxation, with an effective date.

---

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

Section A. Chapter 137, RSMo, is amended by adding thereto one new section, to be known as section 137.103, to read as follows:

**137.103. 1. As used in this section, the following terms mean:**

**(1) "Homestead beneficiary", a person who has reached the age of sixty-two years as of January first of the determining odd-numbered year;**

**(2) "Homestead property", the owner's principal residence and the adjacent real property not to exceed five acres of land as is reasonably necessary for use of the residence as a dwelling home;**

**(3) "Owner", a person who holds possession and unconditional fee simple title in the subject residential property, whether individually, or as one or more tenants by the entireties, joint tenants, or tenants in common, and who declared ownership of the property on each of the three immediately preceding annual property declaration statements, and who actually paid the three immediately preceding annual property tax assessments.**

**2. For all tax years beginning on or after January 1, 2014, the assessed value of homestead property in class 1, excluding any value added by new construction or improvements, owned by any owner who is a homestead beneficiary and who has continuously used that property as a principal residence for at least three years shall not increase during the period of time that the owner resides on that property after becoming**

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.

18 a homestead beneficiary. Status as a homestead beneficiary and years of residence for  
19 purposes of this section shall be determined as of January first of each odd-numbered year;  
20 the property owner shall provide such information by affidavit by such date to the county  
21 assessor.

22 3. The tax rate or rates imposed upon homestead property whose owner meets the  
23 conditions specified in subsection 2 of this section shall not be increased with respect to  
24 such property until the owner moves, sells the property, or fails to notify the assessor of  
25 continued eligibility under subsection 2 of this section.

26 4. All revenue losses of any political subdivision resulting from the limitation on  
27 assessed valuations contained in this section shall be reimbursed to those political  
28 subdivisions by the state of Missouri through appropriations. Data substantiating revenue  
29 losses resulting from the limitation on assessed valuations as contained in this section shall  
30 be provided to the state auditor in such form as shall be prescribed by the state auditor by  
31 rule promulgated under chapter 536. The required data shall be submitted for each  
32 political subdivision levying a property tax and shall be submitted by either the county or  
33 the individual taxing authority as requested by the state auditor. Calculation or  
34 verification of the revenue loss shall be determined by the state auditor subsequent to the  
35 annual property tax rate review completed pursuant to section 137.073. All data and  
36 documents substantiating the revenue loss for each political subdivision shall be copied to  
37 each county clerk respectively and shall be retained and made available for public  
38 inspection by the county for a minimum of three years. Whenever a taxpayer in a taxing  
39 jurisdiction has cause to believe that the taxing jurisdiction has not complied with this  
40 section, the taxpayer shall have legal standing to bring a civil action to determine and  
41 require compliance with this section.

42 5. This section shall become effective January 1, 2014.

✓