

HB 1278 -- CERTIFICATE OF VALUE

SPONSOR: Unsicker

This bill specifies that a recorder of deeds cannot accept for recording any deed or instrument by which any interest in residential, commercial, or industrial real property within the state can be granted, assigned, transferred, or otherwise conveyed to or vested in any person unless the deed or instrument indicates, in a manner to be determined by the State Tax Commission, that a completed certificate of value has been delivered to the assessor. The certificate of value form must report specified information including the amount of the full actual consideration paid or to be paid, whether the transaction was at arm's length, and the actual or intended use of the property. A \$10 filing fee is required.

Information contained in a certificate of value must be made available to the commission for developing ratios as required in Chapter 163, RSMo, and for other statistical purposes or public proceedings. The assessor is allowed to use the information for statistical purposes in implementing a general reassessment plan or an assessment and equalization maintenance plan. The required financial data need not be provided on a certificate of value for a transfer of title or other interest in residential, commercial, or industrial real property under specified situations.

The bill becomes effective January 1, 2021.

This bill is the same as HB 63 (2019).