

SENATE BILL NO. 224

96TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR STOUFFER.

Read 1st time February 7, 2011, and ordered printed.

TERRY L. SPIELER, Secretary.

1308S.011

AN ACT

To amend chapter 67, RSMo, by adding thereto one new section relating to property tax relief for the alleviation of blight in certain counties.

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

Section A. Chapter 67, RSMo, is amended by adding thereto one new
2 section, to be known as section 67.1395, to read as follows:

67.1395. 1. A governing body of any county of the third
2 classification without a township form of government and with more
3 than fifteen thousand seven hundred but fewer than fifteen thousand
4 eight hundred inhabitants that desires to have any portion of a city or
5 unincorporated area of such county designated as a blighted area shall
6 hold a public hearing for the purpose of obtaining the opinion and
7 suggestions of those persons who will be affected by such
8 designation. The governing body of the county shall notify each
9 affected political subdivision of such hearing at least thirty days prior
10 thereto and shall publish notice of such hearing in a newspaper of
11 general circulation in the area to be affected by such designation at
12 least twenty days prior to the date of the hearing but not more than
13 thirty days prior to such hearing. Such notice shall state the time,
14 location, date, and purpose of the hearing.

15 2. After a public hearing is held as required in subsection 1 of
16 this section, the governing body of the county may adopt an ordinance
17 designating such area as a blighted area. A designation of a blighted
18 area shall be effective upon the adoption of the ordinance by the
19 governing body of the county and shall expire in twenty-five years.

20 3. Improvements made to real property as such term is defined
21 in section 137.010 which are made in a blighted area, located within
22 such county, subsequent to the date such area was designated, may,
23 upon approval of an authorizing resolution by the governing body of

24 such county, be exempt, in whole or in part, from assessment and
25 payment of ad valorem taxes of one or more affected political
26 subdivisions.

27 4. Such authorizing resolution shall specify the percent of the
28 exemption to be granted, the duration of the exemption to be granted,
29 and the political subdivisions to which such exemption is to apply and
30 any other terms, conditions, or stipulations otherwise required. A copy
31 of the resolution shall be provided to each affected political subdivision
32 within thirty calendar days following adoption of the resolution by the
33 governing body of the county.

34 5. No exemption shall be granted until the governing body of the
35 county holds a public hearing for the purpose of obtaining the opinions
36 and suggestions of residents of political subdivisions to be affected by
37 the exemption from property taxes. The governing body of the county
38 shall send, by certified mail, a notice of such hearing to each political
39 subdivision in the area to be affected and shall publish notice of such
40 hearing in a newspaper of general circulation in the area to be affected
41 by the exemption at least twenty days prior to the hearing but not more
42 than thirty days prior to the hearing. Such notice shall state the time,
43 location, date, and purpose of the hearing.

44 6. No exemption shall be granted for a period more than
45 twenty-five years following the date on which the area was designated
46 a blighted area.

47 7. The provisions of subsection 1 of this section shall not apply
48 to improvements made to real property begun prior to August 28, 2011.

49 8. The abatement referred to in this section shall not relieve the
50 assessor or other responsible official from ascertaining the amount of
51 the equalized assessed value of all taxable property annually as
52 required by section 99.855, 99.957, or 99.1042 and shall not have the
53 effect of reducing the payments in lieu of taxes referred to in
54 subdivision (2) of subsection 1 of section 99.845, subdivision (2) of
55 subsection 3 of section 99.957, or subdivision (2) of subsection 3 of
56 section 99.1042 unless such reduction is set forth in the plan approved
57 by the governing body of the municipality pursuant to subdivision (1)
58 of subsection 1 of section 99.820, section 99.942, or section 99.1027.

✓