

SECOND REGULAR SESSION

SENATE BILL NO. 493

96TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR STOUFFER.

Pre-filed December 1, 2011, and ordered printed.

TERRY L. SPIELER, Secretary.

4384S.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 section, to be known as section 67.1395, to read as follows:

67.1395. 1. A governing body of any county of the third classification without a township form of government and with more than fourteen thousand but fewer than sixteen thousand inhabitants and with a city of the third classification with more than five thousand but fewer than six thousand inhabitants as the county seat that desires to have any portion of a city or unincorporated area of such county designated as a blighted area shall hold a public hearing for the purpose of obtaining the opinion and suggestions of those persons who will be affected by such designation. The governing body of the county shall notify each affected political subdivision of such hearing at least thirty days prior thereto and shall publish notice of such hearing in a newspaper of general circulation in the area to be affected by such designation at least twenty days prior to the date of the hearing but not more than thirty days prior to such hearing. Such notice shall state the time, location, date, and purpose of the hearing.

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

3. Improvements made to real property as such term is defined

22 in section 137.010 which are made in a blighted area, located within
23 such county, subsequent to the date such area was designated, may,
24 upon approval of an authorizing resolution by the governing body of
25 such county, be exempt, in whole or in part, from assessment and
26 payment of ad valorem taxes of one or more affected political
27 subdivisions.

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

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

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

48 7. The provisions of subsection 1 of this section shall not apply
49 to improvements made to real property begun prior to August 28, 2012.

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

59 of subsection 1 of section 99.820, section 99.942, or section 99.1027.

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