SECOND REGULAR SESSION

HOUSE BILL NO. 2729

101ST GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE DAVIDSON.

5226H.02I

DANA RADEMAN MILLER, Chief Clerk

AN ACT

To repeal section 137.073, RSMo, and to enact in lieu thereof one new section relating to property taxes.

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

Section A. Section 137.073, RSMo, is repealed and one new section enacted in lieu 2 thereof, to be known as section 137.073, to read as follows:

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

2 (1) "General reassessment", changes in value, entered in the assessor's books, of a 3 substantial portion of the parcels of real property within a county resulting wholly or partly 4 from reappraisal of value or other actions of the assessor or county equalization body or 5 ordered by the state tax commission or any court;

6 (2) "Tax rate", "rate", or "rate of levy", singular or plural, includes the tax rate for 7 each purpose of taxation of property a taxing authority is authorized to levy without a vote 8 and any tax rate authorized by election, including bond interest and sinking fund;

9 (3) "Tax rate ceiling", a tax rate as revised by the taxing authority to comply with the 10 provisions of this section or when a court has determined the tax rate; except that, other 11 provisions of law to the contrary notwithstanding, a school district may levy the operating 12 levy for school purposes required for the current year pursuant to subsection 2 of section 13 163.021, less all adjustments required pursuant to Article X, Section 22 of the Missouri 14 Constitution, if such tax rate does not exceed the highest tax rate in effect subsequent to the 15 1980 tax year. This is the maximum tax rate that may be levied, unless a higher tax rate 16 ceiling is approved by voters of the political subdivision as provided in this section;

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.

17 (4) "Tax revenue", when referring to the previous year, means the actual receipts from 18 ad valorem levies on all classes of property, including state-assessed property, in the 19 immediately preceding fiscal year of the political subdivision, plus an allowance for taxes 20 billed but not collected in the fiscal year and plus an additional allowance for the revenue 21 which would have been collected from property which was annexed by such political 22 subdivision but which was not previously used in determining tax revenue pursuant to this 23 section. The term "tax revenue" shall not include any receipts from ad valorem levies on any 24 property of a railroad corporation or a public utility, as these terms are defined in section 25 386.020, which were assessed by the assessor of a county or city in the previous year but are 26 assessed by the state tax commission in the current year. All school districts and those counties levying sales taxes pursuant to chapter 67 shall include in the calculation of tax 27 28 revenue an amount equivalent to that by which they reduced property tax levies as a result of 29 sales tax pursuant to section 67.505 and section 164.013 [or as excess home doek eity or county fees as provided in subsection 4 of section 313.820] in the immediately preceding 30 31 fiscal year but not including any amount calculated to adjust for prior years. For purposes of 32 political subdivisions which were authorized to levy a tax in the prior year but which did not 33 levy such tax or levied a reduced rate, the term "tax revenue", as used in relation to the 34 revision of tax levies mandated by law, shall mean the revenues equal to the amount that would have been available if the voluntary rate reduction had not been made. 35

36 2. (1) Whenever changes in assessed valuation are entered in the assessor's books for 37 any personal property, in the aggregate, or for any subclass of real property as such subclasses 38 are established in Section 4(b) of Article X of the Missouri Constitution and defined in 39 section 137.016, the county clerk in all counties and the assessor of St. Louis City shall notify 40 each political subdivision wholly or partially within the county or St. Louis City of the change in valuation of each subclass of real property, individually, and personal property, in the 41 42 aggregate, exclusive of new construction and improvements. All political subdivisions shall 43 immediately revise the applicable rates of levy for each purpose for each subclass of real 44 property, individually, and personal property, in the aggregate, for which taxes are levied to 45 the extent necessary to produce from all taxable property, exclusive of new construction and improvements, substantially the same amount of tax revenue as was produced in the previous 46 47 year for each subclass of real property, individually, and personal property, in the aggregate, except that the rate shall not exceed the greater of the most recent voter-approved rate or the 48 49 most recent voter-approved rate as adjusted under subdivision (2) of subsection 5 of this section. Any political subdivision that has received approval from voters for a tax increase 50 51 after August 27, 2008, may levy a rate to collect substantially the same amount of tax revenue 52 as the amount of revenue that would have been derived by applying the voter-approved 53 increased tax rate ceiling to the total assessed valuation of the political subdivision as most

recently certified by the city or county clerk on or before the date of the election in which 54 55 such increase is approved, increased by the percentage increase in the consumer price index, 56 as provided by law, except that the rate shall not exceed the greater of the most recent voter-57 approved rate or the most recent voter-approved rate as adjusted under subdivision (2) of 58 subsection 5 of this section. Such tax revenue shall not include any receipts from ad valorem 59 levies on any real property which was assessed by the assessor of a county or city in such 60 previous year but is assessed by the assessor of a county or city in the current year in a 61 different subclass of real property. Where the taxing authority is a school district for the purposes of revising the applicable rates of levy for each subclass of real property, the tax 62 revenues from state-assessed railroad and utility property shall be apportioned and attributed 63 to each subclass of real property based on the percentage of the total assessed valuation of the 64 65 county that each subclass of real property represents in the current taxable year. As provided in Section 22 of Article X of the constitution, a political subdivision may also revise each levy 66 67 to allow for inflationary assessment growth occurring within the political subdivision. The inflationary growth factor for any such subclass of real property or personal property shall be 68 limited to the actual assessment growth in such subclass or class, exclusive of new 69 70 construction and improvements, and exclusive of the assessed value on any real property 71 which was assessed by the assessor of a county or city in the current year in a different subclass of real property, but not to exceed the consumer price index or five percent, 72 73 whichever is lower. Should the tax revenue of a political subdivision from the various tax 74 rates determined in this subsection be different than the tax revenue that would have been 75 determined from a single tax rate as calculated pursuant to the method of calculation in this 76 subsection prior to January 1, 2003, then the political subdivision shall revise the tax rates of 77 those subclasses of real property, individually, and/or personal property, in the aggregate, in 78 which there is a tax rate reduction, pursuant to the provisions of this subsection. Such revision shall yield an amount equal to such difference and shall be apportioned among such 79 subclasses of real property, individually, and/or personal property, in the aggregate, based on 80 81 the relative assessed valuation of the class or subclasses of property experiencing a tax rate 82 reduction. Such revision in the tax rates of each class or subclass shall be made by computing 83 the percentage of current year adjusted assessed valuation of each class or subclass with a tax rate reduction to the total current year adjusted assessed valuation of the class or subclasses 84 with a tax rate reduction, multiplying the resulting percentages by the revenue difference 85 86 between the single rate calculation and the calculations pursuant to this subsection and 87 dividing by the respective adjusted current year assessed valuation of each class or subclass to 88 determine the adjustment to the rate to be levied upon each class or subclass of property. The 89 adjustment computed herein shall be multiplied by one hundred, rounded to four decimals in the manner provided in this subsection, and added to the initial rate computed for each class 90

91 or subclass of property. For school districts that levy separate tax rates on each subclass of 92 real property and personal property in the aggregate, if voters approved a ballot before 93 January 1, 2011, that presented separate stated tax rates to be applied to the different 94 subclasses of real property and personal property in the aggregate, or increases the separate 95 rates that may be levied on the different subclasses of real property and personal property in 96 the aggregate by different amounts, the tax rate that shall be used for the single tax rate 97 calculation shall be a blended rate, calculated in the manner provided under subdivision (1) of 98 subsection 6 of this section. Notwithstanding any provision of this subsection to the contrary, 99 no revision to the rate of levy for personal property shall cause such levy to increase over the 100 levy for personal property from the prior year.

101 (2) In addition to any adjustments to the rate of levy on all property required 102 under subdivision (1) of this subsection, for the 2022 and 2023 calendar years, each 103 political subdivision receiving funds under Section 603 of Pub. L. 117-2, enacted by the 104 117th United States Congress, shall reduce its rate of levy on all property for such 105 calendar years such that the amount of tax revenue generated by such rate of levy shall 106 be reduced by an amount that is substantially equal to fifty percent of the total amount 107 of funds received by such political subdivision under Section 603 of Pub. L. 117-2, 108 enacted by the 117th United States Congress. Reductions in the rate of levy on all 109 property made under this subdivision shall apply only to the 2022 and 2023 calendar 110 years, and the rate of levy on all property for the 2024 and all subsequent calendar years 111 shall be calculated without regard to the provisions of this subdivision.

112 3. (1) Where the taxing authority is a school district, it shall be required to revise the 113 rates of levy to the extent necessary to produce from all taxable property, including state-114 assessed railroad and utility property, which shall be separately estimated in addition to other 115 data required in complying with section 164.011, substantially the amount of tax revenue 116 permitted in this section. In the year following tax rate reduction, the tax rate ceiling may be 117 adjusted to offset such district's reduction in the apportionment of state school moneys due to 118 its reduced tax rate. However, in the event any school district, in calculating a tax rate ceiling 119 pursuant to this section, requiring the estimating of effects of state-assessed railroad and 120 utility valuation or loss of state aid, discovers that the estimates used result in receipt of 121 excess revenues, which would have required a lower rate if the actual information had been 122 known, the school district shall reduce the tax rate ceiling in the following year to compensate 123 for the excess receipts, and the recalculated rate shall become the tax rate ceiling for purposes 124 of this section.

125 (2) For any political subdivision which experiences a reduction in the amount of 126 assessed valuation relating to a prior year, due to decisions of the state tax commission or a

127 court pursuant to sections 138.430 to 138.433, or due to clerical errors or corrections in the 128 calculation or recordation of any assessed valuation:

129 (a) Such political subdivision may revise the tax rate ceiling for each purpose it levies 130 taxes to compensate for the reduction in assessed value occurring after the political 131 subdivision calculated the tax rate ceiling for the particular subclass of real property or for 132 personal property, in the aggregate, in a prior year. Such revision by the political subdivision 133 shall be made at the time of the next calculation of the tax rate for the particular subclass of 134 real property or for personal property, in the aggregate, after the reduction in assessed 135 valuation has been determined and shall be calculated in a manner that results in the revised 136 tax rate ceiling being the same as it would have been had the corrected or finalized assessment 137 been available at the time of the prior calculation;

(b) In addition, for up to three years following the determination of the reduction in assessed valuation as a result of circumstances defined in this subdivision, such political subdivision may levy a tax rate for each purpose it levies taxes above the revised tax rate ceiling provided in paragraph (a) of this subdivision to recoup any revenues it was entitled to receive had the corrected or finalized assessment been available at the time of the prior calculation.

144 4. (1) In order to implement the provisions of this section and Section 22 of Article X 145 of the Constitution of Missouri, the term improvements shall apply to both real and personal 146 property. In order to determine the value of new construction and improvements, each county 147 assessor shall maintain a record of real property valuations in such a manner as to identify 148 each year the increase in valuation for each political subdivision in the county as a result of 149 new construction and improvements. The value of new construction and improvements shall 150 include the additional assessed value of all improvements or additions to real property which 151 were begun after and were not part of the prior year's assessment, except that the additional 152 assessed value of all improvements or additions to real property which had been totally or 153 partially exempt from ad valorem taxes pursuant to sections 99.800 to 99.865, sections 154 135.200 to 135.255, and section 353.110 shall be included in the value of new construction 155 and improvements when the property becomes totally or partially subject to assessment and 156 payment of all ad valorem taxes. The aggregate increase in valuation of personal property for 157 the current year over that of the previous year is the equivalent of the new construction and 158 improvements factor for personal property. Notwithstanding any opt-out implemented 159 pursuant to subsection 14 of section 137.115, the assessor shall certify the amount of new 160 construction and improvements and the amount of assessed value on any real property which 161 was assessed by the assessor of a county or city in such previous year but is assessed by the 162 assessor of a county or city in the current year in a different subclass of real property 163 separately for each of the three subclasses of real property for each political subdivision to the

164 county clerk in order that political subdivisions shall have this information for the purpose of 165 calculating tax rates pursuant to this section and Section 22, Article X, Constitution of 166 Missouri. In addition, the state tax commission shall certify each year to each county clerk the increase in the general price level as measured by the Consumer Price Index for All Urban 167 Consumers for the United States, or its successor publications, as defined and officially 168 reported by the United States Department of Labor, or its successor agency. The state tax 169 170 commission shall certify the increase in such index on the latest twelve-month basis available 171 on February first of each year over the immediately preceding prior twelve-month period in 172 order that political subdivisions shall have this information available in setting their tax rates 173 according to law and Section 22 of Article X of the Constitution of Missouri. For purposes of implementing the provisions of this section and Section 22 of Article X of the Missouri 174 Constitution, the term "property" means all taxable property, including state-assessed 175 176 property.

177 (2) Each political subdivision required to revise rates of levy pursuant to this section or Section 22 of Article X of the Constitution of Missouri shall calculate each tax rate it is 178 179 authorized to levy and, in establishing each tax rate, shall consider each provision for tax rate 180 revision provided in this section and Section 22 of Article X of the Constitution of Missouri, 181 separately and without regard to annual tax rate reductions provided in section 67.505 and 182 section 164.013. Each political subdivision shall set each tax rate it is authorized to levy 183 using the calculation that produces the lowest tax rate ceiling. It is further the intent of the 184 general assembly, pursuant to the authority of Section 10(c) of Article X of the Constitution 185 of Missouri, that the provisions of such section be applicable to tax rate revisions mandated 186 pursuant to Section 22 of Article X of the Constitution of Missouri as to reestablishing tax 187 rates as revised in subsequent years, enforcement provisions, and other provisions not in conflict with Section 22 of Article X of the Constitution of Missouri. Annual tax rate 188 189 reductions provided in section 67.505 and section 164.013 shall be applied to the tax rate as 190 established pursuant to this section and Section 22 of Article X of the Constitution of 191 Missouri, unless otherwise provided by law.

5. (1) In all political subdivisions, the tax rate ceiling established pursuant to this section shall not be increased unless approved by a vote of the people. Approval of the higher tax rate shall be by at least a majority of votes cast. When a proposed higher tax rate requires approval by more than a simple majority pursuant to any provision of law or the constitution, the tax rate increase must receive approval by at least the majority required.

197 (2) When voters approve an increase in the tax rate, the amount of the increase shall 198 be added to the tax rate ceiling as calculated pursuant to this section to the extent the total rate 199 does not exceed any maximum rate prescribed by law. If a ballot question presents a stated 200 tax rate for approval rather than describing the amount of increase in the question, the stated

201 tax rate approved shall be adjusted as provided in this section and, so adjusted, shall be the 202 current tax rate ceiling. The increased tax rate ceiling as approved shall be adjusted such that 203 when applied to the current total assessed valuation of the political subdivision, excluding new construction and improvements since the date of the election approving such increase, 204 205 the revenue derived from the adjusted tax rate ceiling is equal to the sum of: the amount of 206 revenue which would have been derived by applying the voter-approved increased tax rate 207 ceiling to total assessed valuation of the political subdivision, as most recently certified by the 208 city or county clerk on or before the date of the election in which such increase is approved, 209 increased by the percentage increase in the consumer price index, as provided by law. Such 210 adjusted tax rate ceiling may be applied to the total assessed valuation of the political 211 subdivision at the setting of the next tax rate. If a ballot question presents a phased-in tax rate 212 increase, upon voter approval, each tax rate increase shall be adjusted in the manner 213 prescribed in this section to yield the sum of: the amount of revenue that would be derived by 214 applying such voter-approved increased rate to the total assessed valuation, as most recently 215 certified by the city or county clerk on or before the date of the election in which such 216 increase was approved, increased by the percentage increase in the consumer price index, as 217 provided by law, from the date of the election to the time of such increase and, so adjusted, 218 shall be the current tax rate ceiling.

(3) The governing body of any political subdivision may levy a tax rate lower than its tax rate ceiling and may, in a nonreassessment year, increase that lowered tax rate to a level not exceeding the tax rate ceiling without voter approval in the manner provided under subdivision (4) of this subsection. Nothing in this section shall be construed as prohibiting a political subdivision from voluntarily levying a tax rate lower than that which is required under the provisions of this section or from seeking voter approval of a reduction to such political subdivision's tax rate ceiling.

226 (4) In a year of general reassessment, a governing body whose tax rate is lower than 227 its tax rate ceiling shall revise its tax rate pursuant to the provisions of subsection 4 of this 228 section as if its tax rate was at the tax rate ceiling. In a year following general reassessment, if 229 such governing body intends to increase its tax rate, the governing body shall conduct a 230 public hearing, and in a public meeting it shall adopt an ordinance, resolution, or policy 231 statement justifying its action prior to setting and certifying its tax rate. The provisions of this 232 subdivision shall not apply to any political subdivision which levies a tax rate lower than its 233 tax rate ceiling solely due to a reduction required by law resulting from sales tax collections. 234 The provisions of this subdivision shall not apply to any political subdivision which has 235 received voter approval for an increase to its tax rate ceiling subsequent to setting its most 236 recent tax rate.

237 6. (1) For the purposes of calculating state aid for public schools pursuant to section 238 163.031, each taxing authority which is a school district shall determine its proposed tax rate 239 as a blended rate of the classes or subclasses of property. Such blended rate shall be 240 calculated by first determining the total tax revenue of the property within the jurisdiction of 241 the taxing authority, which amount shall be equal to the sum of the products of multiplying 242 the assessed valuation of each class and subclass of property by the corresponding tax rate for 243 such class or subclass, then dividing the total tax revenue by the total assessed valuation of 244 the same jurisdiction, and then multiplying the resulting quotient by a factor of one hundred. 245 Where the taxing authority is a school district, such blended rate shall also be used by such 246 school district for calculating revenue from state-assessed railroad and utility property as 247 defined in chapter 151 and for apportioning the tax rate by purpose.

248 (2) Each taxing authority proposing to levy a tax rate in any year shall notify the clerk 249 of the county commission in the county or counties where the tax rate applies of its tax rate 250 ceiling and its proposed tax rate. Each taxing authority shall express its proposed tax rate in a 251 fraction equal to the nearest one-tenth of a cent, unless its proposed tax rate is in excess of one 252 dollar, then one/one-hundredth of a cent. If a taxing authority shall round to one/one-253 hundredth of a cent, it shall round up a fraction greater than or equal to five/one-thousandth of 254 one cent to the next higher one/one-hundredth of a cent; if a taxing authority shall round to 255 one-tenth of a cent, it shall round up a fraction greater than or equal to five/one-hundredths of 256 a cent to the next higher one-tenth of a cent. Any taxing authority levying a property tax rate 257 shall provide data, in such form as shall be prescribed by the state auditor by rule, 258 substantiating such tax rate complies with Missouri law. All forms for the calculation of rates 259 pursuant to this section shall be promulgated as a rule and shall not be incorporated by 260 reference. The state auditor shall promulgate rules for any and all forms for the calculation of 261 rates pursuant to this section which do not currently exist in rule form or that have been 262 incorporated by reference. In addition, each taxing authority proposing to levy a tax rate for 263 debt service shall provide data, in such form as shall be prescribed by the state auditor by rule, 264 substantiating the tax rate for debt service complies with Missouri law. A tax rate proposed 265 for annual debt service requirements will be prima facie valid if, after making the payment for 266 which the tax was levied, bonds remain outstanding and the debt fund reserves do not exceed 267 the following year's payments. The county clerk shall keep on file and available for public 268 inspection all such information for a period of three years. The clerk shall, within three days 269 of receipt, forward a copy of the notice of a taxing authority's tax rate ceiling and proposed 270 tax rate and any substantiating data to the state auditor. The state auditor shall, within fifteen 271 days of the date of receipt, examine such information and return to the county clerk his or her 272 findings as to compliance of the tax rate ceiling with this section and as to compliance of any 273 proposed tax rate for debt service with Missouri law. If the state auditor believes that a taxing

274 authority's proposed tax rate does not comply with Missouri law, then the state auditor's 275 findings shall include a recalculated tax rate, and the state auditor may request a taxing 276 authority to submit documentation supporting such taxing authority's proposed tax rate. The 277 county clerk shall immediately forward a copy of the auditor's findings to the taxing authority 278 and shall file a copy of the findings with the information received from the taxing authority. 279 The taxing authority shall have fifteen days from the date of receipt from the county clerk of 280 the state auditor's findings and any request for supporting documentation to accept or reject in 281 writing the rate change certified by the state auditor and to submit all requested information to 282 the state auditor. A copy of the taxing authority's acceptance or rejection and any information 283 submitted to the state auditor shall also be mailed to the county clerk. If a taxing authority 284 rejects a rate change certified by the state auditor and the state auditor does not receive 285 supporting information which justifies the taxing authority's original or any subsequent 286 proposed tax rate, then the state auditor shall refer the perceived violations of such taxing 287 authority to the attorney general's office and the attorney general is authorized to obtain 288 injunctive relief to prevent the taxing authority from levying a violative tax rate.

(3) In the event that the taxing authority incorrectly completes the forms created and promulgated under subdivision (2) of this subsection, or makes a clerical error, the taxing authority may submit amended forms with an explanation for the needed changes. If such amended forms are filed under regulations prescribed by the state auditor, the state auditor shall take into consideration such amended forms for the purposes of this subsection.

7. No tax rate shall be extended on the tax rolls by the county clerk unless the politicalsubdivision has complied with the foregoing provisions of this section.

296 8. Whenever a taxpayer has cause to believe that a taxing authority has not complied 297 with the provisions of this section, the taxpayer may make a formal complaint with the 298 prosecuting attorney of the county. Where the prosecuting attorney fails to bring an action 299 within ten days of the filing of the complaint, the taxpayer may bring a civil action pursuant to 300 this section and institute an action as representative of a class of all taxpayers within a taxing 301 authority if the class is so numerous that joinder of all members is impracticable, if there are 302 questions of law or fact common to the class, if the claims or defenses of the representative 303 parties are typical of the claims or defenses of the class, and if the representative parties will 304 fairly and adequately protect the interests of the class. In any class action maintained 305 pursuant to this section, the court may direct to the members of the class a notice to be 306 published at least once each week for four consecutive weeks in a newspaper of general 307 circulation published in the county where the civil action is commenced and in other counties 308 within the jurisdiction of a taxing authority. The notice shall advise each member that the 309 court will exclude him or her from the class if he or she so requests by a specified date, that 310 the judgment, whether favorable or not, will include all members who do not request 311 exclusion, and that any member who does not request exclusion may, if he or she desires, 312 enter an appearance. In any class action brought pursuant to this section, the court, in 313 addition to the relief requested, shall assess against the taxing authority found to be in 314 violation of this section the reasonable costs of bringing the action, including reasonable 315 attorney's fees, provided no attorney's fees shall be awarded any attorney or association of attorneys who receive public funds from any source for their services. Any action brought 316 317 pursuant to this section shall be set for hearing as soon as practicable after the cause is at 318 issue.

319 9. If in any action, including a class action, the court issues an order requiring a taxing 320 authority to revise the tax rates as provided in this section or enjoins a taxing authority from 321 the collection of a tax because of its failure to revise the rate of levy as provided in this 322 section, any taxpayer paying his or her taxes when an improper rate is applied has erroneously 323 paid his or her taxes in part, whether or not the taxes are paid under protest as provided in 324 section 139.031 or otherwise contested. The part of the taxes paid erroneously is the 325 difference in the amount produced by the original levy and the amount produced by the 326 revised levy. The township or county collector of taxes or the collector of taxes in any city 327 shall refund the amount of the tax erroneously paid. The taxing authority refusing to revise 328 the rate of levy as provided in this section shall make available to the collector all funds 329 necessary to make refunds pursuant to this subsection. No taxpayer shall receive any interest 330 on any money erroneously paid by him or her pursuant to this subsection. Effective in the 331 1994 tax year, nothing in this section shall be construed to require a taxing authority to refund 332 any tax erroneously paid prior to or during the third tax year preceding the current tax year.

333 10. Any rule or portion of a rule, as that term is defined in section 536.010, that is 334 created under the authority delegated in this section shall become effective only if it complies 335 with and is subject to all of the provisions of chapter 536 and, if applicable, section 536.028. 336 This section and chapter 536 are nonseverable and if any of the powers vested with the 337 general assembly pursuant to chapter 536 to review, to delay the effective date, or to 338 disapprove and annul a rule are subsequently held unconstitutional, then the grant of 339 rulemaking authority and any rule proposed or adopted after August 28, 2004, shall be invalid 340 and void.

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