

MINUTES

ASSEMBLY TAXATION

April 24, 1975

9:30

Members Present: Chairman May
 Mr. Bennett
 Mr. Christensen
 Mr. Murphy
 Mrs. Ford
 Mr. Young

Guests Present: See attached
 list

Members Excused: Mr. Mann
 Mr. Demers
 Mr. Harmon

Chairman May called the meeting to order at 9:36. He explained that the purpose of this meeting was to have a final discussion of S. B. 167.

SENATE BILL 167

Mr. Charles White of the Nevada Farm Bureau read his statement to the committee. (ATTACHMENT 1)

Mr. Bruce Arkell, State Planning Coordinator told the committee that they had reviewed the parts of the bill that had to do with open space and had no objections.

Mr. Bob Erickson from the State Land Use Planning Agency gave a statement. (ATTACHMENT 2)

Mr. Jim Lien of the Nevada Tax Commission explained the timetable and an example chart to the committee (ATTACHMENT 3 and 4) He then went through the bill and gave a brief description of each section. His main point was that the deferred tax had to be paid when there was a change in use and not with a change of owner.

Mrs. Ford asked if there was any money set aside for education of the public as far as how to do their greenbelt taxes. She was told that there was not but that the Tax Commission could make up an instruction sheet and send it to the county assessors who could send them to people with questions.

Mrs. Ford then asked if other states have an interest clause. She was told that some states do but most others have a great deal more penalty.

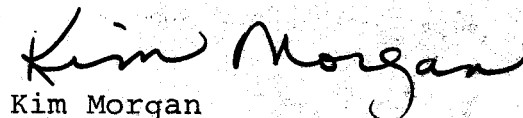
COMMITTEE ACTION

Mrs. Ford moved to Indefinitely Postpone A. B. 544, seconded by Mr. Murphy, passed unanimously.

Mr. Young moved to amend and Do pass S. B. 167 by deleting the interest clause by deleting lines 33 and 34 on Page 8. This motion passed unanimously.

There being no further business, the meeting was adjourned.

Respectfully submitted,


Kim Morgan

ASSEMBLY
HEARING

306

COMMITTEE ON TAXATION

Date April 24, 1975 Time 9:30 Room 316

Bill or Resolution
to be considered

Subject

CONTINUATION OF HEARINGS ON

S. B. 167

The "Green Belt Bills"

A. B. 544

* THIS AGENDA CANCELS THE PREVIOUS AGENDA FOR THIS DATE *

Mr. Chairman and members of the committee. I am Charles White, Executive Vice President of the Nevada Farm Bureau Federation, which has over 2,700 members and is the largest agricultural organization in the State of Nevada.

I appreciate the opportunity to present the views of the Nevada Farm Bureau to this committee on Senate Bill Number 167.

The Nevada Farm Bureau Federation favors the passage of Senate Bill Number 167. We feel that this bill is an equitable means for the appraisal and taxation of agricultural and open space property. We do, however, recommend the deletion of paragraph two section 28 (page 8 lines 33 and 34) the interest rate paragraph. We feel that this is an excessive penalty.

Further more we favor the Senate "greenbelt" bill over the Assembly's version. The present version has required hours of study and testimony. We feel that the repetition of this process would only delay the passage of a "greenbelt bill".

In closing, I would like to say the preservation and conservation of an adequate amount of agricultural and open space land is of the utmost importance. The passage of this bill will help to accomplish this.

Thank you.

Guests April 24

Robert Erickson

State Land Use Planning Agency

Teri Weaver

Senator Raggio

Jim Hill

Nevada Comm

Myrlandal

Louis Bergerin

Mrs. Cottman Ann

David Crook

Nevada Farm Bureau

Charles White

Nevada Farm Bureau

Bob Riggsby

State Planning Coordinator's Off.

Bruce Anbell

State Planning Coordinator



STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Division of State Lands

CARSON CITY, NEVADA 89701

April 24, 1975

MEMORANDUM

TO: The Honorable Paul May, Chairman
Assembly Committee on Taxation

FROM: John Meder, Administrator *Jm*
Division of Lands

SUBJECT: Requested Comments on S.B. 167, Open Space Provisions

The open space provisions of S.B. 167 were originally worded identically to those in A.B. 544. Problems with the original language of S.B. 167, and present A.B. 544, include:

1. Review only by counties. No city role on land within cities.
2. Review by regional planning commissions, but not by county or city planning commissions.
3. Reference to comprehensive plan, but no mention on its function in application review.
4. Confusing public hearing requirements depending upon whether or not a county has a comprehensive plan.
5. No direct tie to local planning and zoning.

Our agency was in touch with the Tax Commission to express our concerns with these aspects of S.B. 167. Amendments made to S.B. 167 make this bill more workable in terms of open space applications. These improvements include:

1. The definition of "open space real property" has been amended to require that the property must be subject to zoning regulations designed to protect open space and resource qualities.

Memorandum to The Honorable Paul May

2.
April 24, 1975

2. Sec. 10.5 requires counties and cities to specify by September 1, the designations of their master plans, which are designed to protect open space and resource qualities.

3. Sec. 10.5 also requires all counties to adopt, by December 30, 1975, procedures and criteria to be used in evaluating open space applications. Public access and minimum parcel size may be included in these criteria.

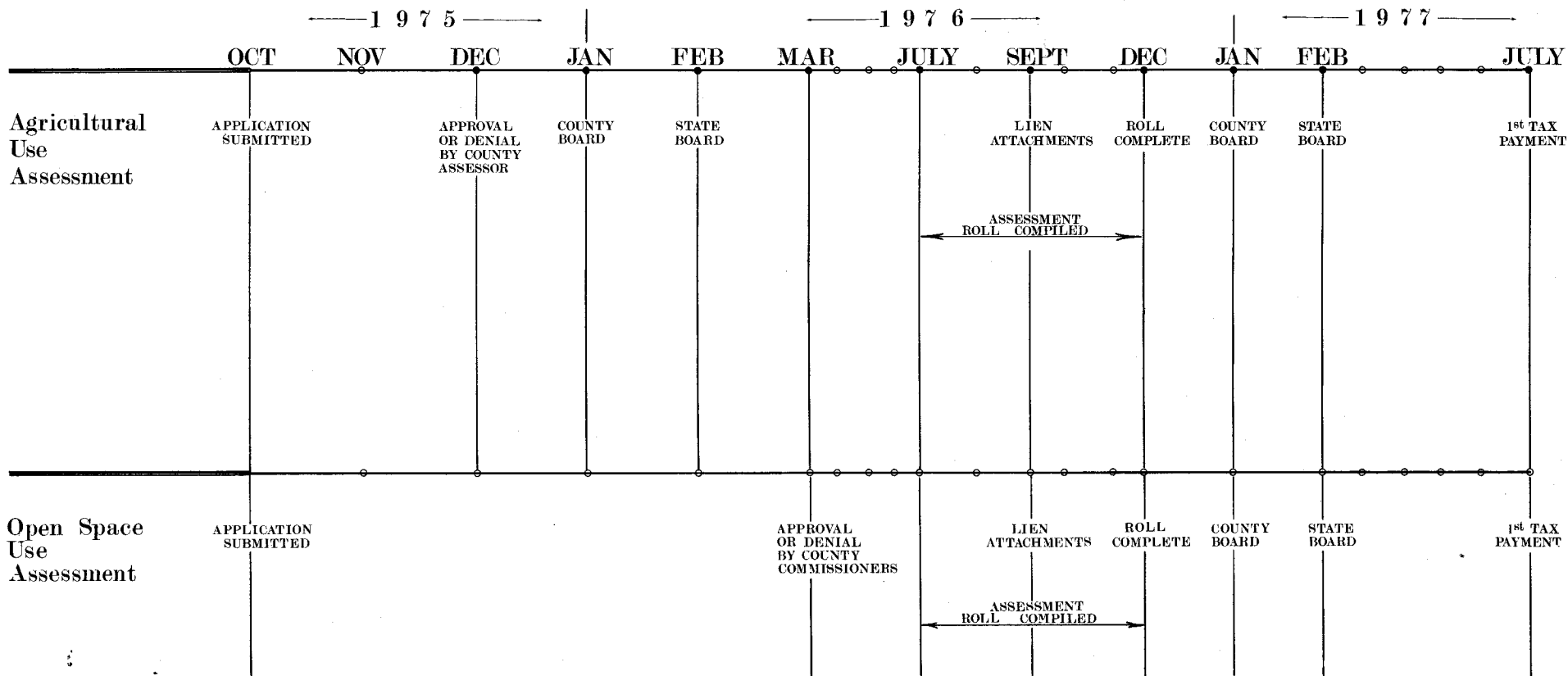
4. The language in Sec. 20 has been clarified and streamlined. However, we would like to point out that applications for land within cities would be reviewed by the cities, but with final decision to be made by the counties. These provisions may create some planning conflicts between cities and counties regarding open space land.

In conclusion, we feel that the open space provisions of S.B. 167 would help promote the interrelationship of local planning and zoning with open space taxation measures.

JN:m

cc Elmo J. DeRicco, Director
Dept. of Cons. & Nat. Res.

S. B. 167 TIMETABLE



SBI67 ASSESSED VALUE PER ACRE

TAX RATE \$4.30

	7-1 1977	TAX PER YEAR	7-1 1982	TAX PER YEAR	7-1 1987	TAX PER YEAR	7-1 1992	TAX PER YEAR
POTENTIAL USE	1,000	43.00	2,000	86.00	1,500	64.50	1,000	43.00
AGRICULTURE	80	3.44	100	4.30	90	3.87	80	3.44
TAX SAVINGS		<u>39.56</u>		<u>81.70</u>		<u>60.63</u>		<u>39.56</u>
INTEREST PER YEAR		2.37		4.90		3.63		2.37

	TAXES WITHOUT SBI67	TAXES WITH SBI67	INTEREST	
1977	43.00	3.44	7 YRS AT 4.90	34.30
1978	43.00	3.44		
1979	43.00	3.44	6	4.90 29.40
1980	43.00	3.44		
1981	43.00	3.44	5	4.90 24.50
1982	86.00	4.30		
1983	86.00	4.30	4	3.63 14.52
1984	86.00	4.30		
1985	86.00	4.30	3	3.63 10.89
1986	86.00	4.30		
1987	64.50	3.87	2	3.63 7.26
1988	64.50	3.87		
1989	64.50	3.87	1	3.63 3.63
1990	<u>64.50</u>	<u>3.87</u>		
	903.00	54.18		\$ 124.50 per acre

RANCHER PAYS AGRICULTURE RATES:
SELLS PROPERTY TO SUBDIVIDER 7-1-90

PROPERTY TAXES	POTENTIAL 1977-1990	903.00
	AGRICULTURE	<u>54.18</u>
	TAX SAVINGS PER ACRE (if not converted)	848.82
RECAPTURE FORMULA	POTENTIAL 1984-1990	516.00
	LESS: PAID	<u>54.18</u>
		461.82
	PLUS: INTEREST	<u>124.50</u>
		586.32
	LESS: TAX SAVINGS	<u>848.82</u>
	NET TAX SAVINGS PER ACRE	262.50