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 DATE PREPARED: January 18, 2011  
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**LB 69**

Revision: 00

**FISCAL NOTE**  
 LEGISLATIVE FISCAL ANALYST ESTIMATE

ESTIMATE OF FISCAL IMPACT – STATE AGENCIES *				
	FY 2011-12		FY 2012-13	
	EXPENDITURES	REVENUE	EXPENDITURES	REVENUE
GENERAL FUNDS				
CASH FUNDS				
FEDERAL FUNDS				
OTHER FUNDS				
TOTAL FUNDS				

\*Does not include any impact on political subdivisions. See narrative for political subdivision estimates.

LB 69 amends Nebraska Statute Section 77-1371 to change the language regarding comparable sales of real property. Real property includes residential, commercial, industrial, and agricultural property.

Current statute lists a number of sale types that are to be considered as part of the guidelines for determining comparable sales used in determining actual value of real property. LB 69 changes the language to say that these sale types shall not be used to determine the actual value.

As drafted the bill effects all type of real property and applies to residential, commercial, industrial, and agricultural.

The bill as drafted would prohibit assessors from using comparable sales for parcels of any real property type of less than 40 acres, which effectively prohibits the use of comparable sales for residential, commercial, industrial, and small agricultural parcels.

The bill also strikes language that allows the Property Tax Administrator to issue guidelines for assessing officials to use in determining what constitutes a comparable sale.

The bill appears to have no fiscal impact to the state.

**IMPACT TO POLITICAL SUBDIVISIONS:**

The bill could have some impact on local property values thereby affecting local property tax revenue but we cannot quantify the fiscal impact.

**DEPARTMENT OF ADMINISTRATIVE SERVICES**

REVIEWED BY	Lyn Heaton	DATE	1/20/11	PHONE	471-2526
COMMENTS					
DEPARTMENT OF REVENUE: Concur. No fiscal impact on the Department of Revenue. There is some potential for an impact on equalization aid to schools depending on any impact on assessment practices.					
NACO: The fiscal impact on counties is indeterminate until it is known what impact, if any, the bill has on assessment practices.					