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tenants or renters release, and another accompanying argument is that it provides tax relief to those who are very wealthy and own big buildings and things like this. This argument shows that those who have studied the matter have not studied it in depth, because it is, if one argument is completely incorrect, it is this one. For example, the law of supply and demand very definitely controls your very expensive buildings and your apartments. If tax relief occurs then automatically there will be competition to decrease rent enough that it will go across the board and it will be more direct and more effective and more fast without any controls than it would if we tried writing specific controls in. This is because your mortgage lending institutions and everything about apartments and big building constructions is set up. So I think this argument is completely invalid and that the relief would come to the renters and it would come to the people across the board on property. Now I find opposition to the bill in that it does not have an effective lid, we have talked about 5% and the limitations of two years, however, as a practical matter, we could put a lid in there right now of 1% or 0% and next year the Legislature could change it, but by the same token next year or the next year, the Legislature can impose the lids they want and I will be working for one to put tighter lids than we now have because I don't think that they are tight enough. As a practical matter also I can see why people in a rural area might be more strongly in favor of the bill than some people from Omaha and Lincoln, we are desperately in need of property tax relief, that is what the tax revolution is all about, up in my part of the country, so from that standpoint I think I could stand to gain by supporting the bill. What it gets down to then is whether the political consideration outweigh these other practical benefits. Now for three years in here I have stood up and I have said, we need property tax relief, that this will only come through state aid to education, that it has to be done in a massive amount and that it has to be done without having a perfect bill when we do it because you are never going to come up with the perfect bill and for three years we have gone through this ceremony of coming up with a bill that is supported initially and then loses its support because it isn't perfect. If we wait for the perfect bill, I don't think property tax relief will ever come and for this reason I have a strong inclination at this particular moment in time shortly before the vote, to vote in favor of an override of LB472 because as I say, everything weighed despite the political disaster that may come to me from whatever direction, I find it almost mandatory, we put something on the books and get going on this issue of property tax relief and state aid to education without further equivocation.

PRESIDENT: Senator Burbach?

SENATOR BURBACH: Mr. President and members of the Legislature, I think it is well understood by everybody in this, not only of this body, but everyone in this room, knows of my feelings, my desire for property tax relief. Now then, many things have been said this morning about inequities. Senator Whitney talks about desparity and as Senator DeCamp just mentioned, if we want property tax relief surely it is not going to hit every high and every low equitably because no such a bill can be devised by man where it would be absolutely to the same dollar to every man, woman and child or corporation in this state. You are also aware of the fact that I supported and probably introduced the increase of the corporation tax. And this is increased, I believe the figure was 25%, this state aid to education takes