

review all property, and as a practical matter they don't do that, but each year they would as they are required by law they would set the two values on the particular piece of property and in fact that land owner would know on a running basis what that valuation was and what the difference was between the two.

SENATOR DICKINSON: Thank you.

PRESIDENT: Chair recognizes Senator Stull then Senator Nore.

SENATOR STULL: Mr. President, would Senator Warner yield to a question? Senator Warner how would it work if this land after it was zoned and was under the terms of this legislation and it was sold to another owner?

SENATOR WARNER: Under the act it would be the new owner is recorded by a then is no longer qualified has to have a new application, by the new owner.

SENATOR STULL: Then I have one other question. Maybe you have covered this, but I didn't get it, but now some of this land after it is once zoned and you may have one or two pieces of property put out. Say it is zoned for residential and then it will be a number of years before it is actually completely developed. Now what effect would that be? Would it still be the part that is still used for agriculture, would be under agriculture?

SENATOR WARNER: It would remain under agriculture if the zoning was agriculture. Any part of a description that had had the zoning changed would not qualify. Now the reason we have been using zoning is a means of definition of agricultural land. Agricultural use of property. Plus it gives local government some, the local governing board some control to avoid, or total control to avoid the kind of the thing that Senator Nore originally mentioned, the blocking of growth because zoning can be initiated and changed at will by the local governing board.

PRESIDENT: Senator Nore.

SENATOR NORE: Mr. President, fellow members, I don't like to oppose this particular piece of legislation but I think that it is special interest legislation and I don't think that it is good. We have had this thing for the last 9 years a similar kind of a bill, I don't think that it has ever been passed, and if a double standard of taxation I have a farm where a state highway went by it and so they raised the taxes 5%. You have a piece of land that the city moved up to it and in a double standard and then studying taxation rates or setting taxation rates we use a sale value don't we Senator Warner?

SENATOR WARNER: It is one of seven factors Senator Nore, by statute it is required. I would call your attention that this bill is the result of constitutional amendments that was approved and explained at least by me, Obviously not everybody in the state was talked too. But this bill is implementing what manyhow it would be implemented a number of times.