

SENATOR NORE: This is going to affect only a few people and to me it is not equitable. I put an irrigation well on a farm and I get double and triple taxation increase. If a city could move out to my farm, I would probably be that the value would get so high that I would be forced to sell it.

SENATOR WARNER: Senator More let me cast a reality to you if in this farm that you can have an irrigation well, if the potential is there but you decline not to put it in but then they double the value just because you have the possibility of putting in water, I would assume that you would not agree with that.

SENATOR NORE: It really does in the long run, because the neighbors put in irrigation and it is all valued, the values go up all around you. Then eventually, indirectly your values go up too. I think it is special legislation. We don't think it is equitable and I think that it is a double standard of taxation and I don't think that it is good legislation.

PRESIDENT: Senator Whitney.

SENATOR WHITNEY: Mr. President, I think that this is good legislation. The people in the state of Nebraska voted for it and I talked to some Omaha urbanites who voted for it and some people in down town Omaha, they were for it. They felt that this should be done. Now I do have a question of Senator Warner however, if he would yield. Senator Warner, have you got a limit there as to the percentage of sales price that could be taken as taxes. Now I have been talking to Senator Luedtke and he feels that the amount of taxes should not go back more than 3 years. At present the law goes back 5 years and he is afraid of not permitting not a...a-not permitting the proper spread out into the out-skirts of a certain city because he felt that the taxes would be too high and therefore he wouldn't sell. I wonder if there is in the bill anything that relates to the taxes would be for a five year period he would have to make it up, but they could not exceed a certain percentage of a sales price. Is that in the bill or not?

SENATOR WARNER: No there is no reference to it. It would seem to me that that would be a little bit hard to do. You have to remember that the assessor is putting two values on, not necessarily the sale value during that five year period and I would assume that it is reasonable to expect that the value of the property would not be the same for all five years. It would probably have a depreciated value if it is right on the fringe of an area about to be developed.

SENATOR WHITNEY: Now the second question then is that do you feel that paying the back taxes on a new value is for five years is too great? Will it prevent persons from selling and making it possible for the proper expansion out into the fringes of the city?

SENATOR WARNER: It is a little difficult for me to imagine that it would work that way, only because if the land was valued at a much higher price for many years the current law the accumulated costs would be in the property in any event.

SENATOR WHITNEY: Thank you.

PRESIDENT: Senator F. Lewis, did you want to be heard again?