

permit it, then it simply doesn't even qualify for a greenbelt allowance. Now there are some areas of the state that do not have zoning, and greenbelt, as a matter of fact, if they do not have zoning, if a county does not have zoning, it simply doesn't qualify for greenbelt because there is no criteria for which it can, by statute, so there is no misuse potential. Greenbelt concept, which was started, I guess, in the fifties, Maryland being the first state, most states have it now, have a dual purpose, one of which was to reasonably, more reasonably perhaps provide taxation for some property within a growth area. And, secondly, it was to bring about the orderly development of urban property in that with the zoning control and the zoning area of the incorporated municipality, they could, at any time that they wanted land to be developed, before the orderly development of that city, when sewer and water, and streets, and those kinds of things could be provided, that they then would, by zoning, designate property to be potential for development, even though no development had occurred. And that property then no longer qualified. In addition, the implementation of the legislation, when that zoning occurs, and the potential for use of that property changes, then under the existing law it is required that because of a provision of law, there is a dual valuation that occurs on that property, one is agricultural value, and the other is nonagricultural value, or commercial purposes, or development purposes. By statute, then they must pay the difference going back five years, the difference between the agricultural value and that commercial value plus interest. As a purpose of one, there is some people refer to it as a penalty, but there is a cost to that development, or that owner of that property for the privilege of having had an agricultural value, when the zoning or the use of that property changes. And, secondly,...

SPEAKER BAACK: One minute.

SENATOR WARNER: ...it also provides additional revenue to the local government as time..when expansion takes places because of that deferred taxes that must be paid, when they have additional expenses, such as the streets and sewers and so forth, for that development, so the urban area is protected in that fashion. It's true I introduced this constitutional amendment some years ago. But I can cite those of you who are familiar with development of Lincoln, some of you will remember there was what we used to call the Taylor tract, which is now all houses. It was surrounded, it was a half section. It was