

that time that was being valued with some potential for development, but the county or the city refused to change the zoning. So in that case, and it was a farmer, not an investor, who was in the position where their taxes was higher than the total value of what they were producing. But they were denied by government to make any other use because the zoning would not be changed. To get at the speculator that you're talking about is the provision, which at least if it's done, that instead of getting by scot-free as they used to,...

SPEAKER BAACK: One minute.

SENATOR WARNER: ...there was a provision where they had to pay back taxes based on that dual value, plus interest at a time when it took. So government did have a recovery.

SENATOR SCHMIT: Thank you, Senator Warner. What you're saying is that the five year provision is somewhat of an attempt to recover some of that value, may not be exactly what it ought to be. The individual that I spoke to did not think that was any great impediment to his ownership of the property, and in most instances it probably would be, it would be to me. I guess my concern is that I think Senator Chambers is trying to narrow down the description so that we do not have the opportunity for chicanery, or for capriciousness that might occur within the various taxing subdivisions. I can understand the concerns, but I would just suggest that...

SPEAKER BAACK: Time.

SENATOR SCHMIT: ...with the language as broad as it is, and although it's been there for a long time, that there will be some challenges in the future.

SPEAKER BAACK: Thank you, Senator Schmit. The next speaker is Senator Warner.

SENATOR WARNER: Again, I repeat the earlier comment that at least current court decisions on the use of exclusive have been primary, and on that basis I'm not sure that it would necessarily make any change. But it has repeatedly been pointed out that there has not been a problem with the statute, that implementation has been in effect for many years, and I'll repeat again that the orderly development of an urban area is an extremely cost-effective way to maintain an equitable tax rate