

SENATE COMMITTEE SUBSTITUTE

FOR

SENATE BILL NO. 919

AN ACT

To repeal sections 137.016, 137.115, 137.1055, and 138.390, RSMo, and to enact in lieu thereof four new sections relating to property taxes.

Be it enacted by the General Assembly of the State of Missouri, as follows:

Section A. Sections 137.016, 137.115, 137.1055, and 138.390, RSMo, are repealed and four new sections enacted in lieu thereof, to be known as sections 137.016, 137.115, 137.1058, and 138.390, to read as follows:

137.016. 1. As used in Section 4(b) of Article X of the Missouri Constitution, the following terms mean:

(1) "Residential property", all real property improved by a structure which is used or intended to be used for residential living by human occupants, vacant land in connection with an airport, land used as a golf course, manufactured home parks, bed and breakfast inns in which the owner resides and uses as a primary residence with six or fewer rooms for rent, and time-share units as defined in section 407.600, except to the extent such units are actually rented and subject to sales tax under subdivision (6) of subsection 1 of section 144.020, but residential property shall not include other similar facilities used primarily for transient housing. For the purposes of this section, "transient housing" means all rooms available for rent or lease for which the receipts from the rent or lease of such rooms are subject to state sales tax pursuant to subdivision (6) of subsection 1 of section 144.020;

(2) "Agricultural and horticultural property", all real property used for agricultural purposes and devoted

primarily to the raising and harvesting of crops; to the feeding, breeding and management of livestock which shall include breeding, showing, and boarding of horses; to dairying, or to any other combination thereof; and buildings and structures customarily associated with farming, agricultural, and horticultural uses. Agricultural and horticultural property shall also include land devoted to and qualifying for payments or other compensation under a soil conservation or agricultural assistance program under an agreement with an agency of the federal government. Agricultural and horticultural property shall further include any reliever airport. Real property classified as forest croplands shall not be agricultural or horticultural property so long as it is classified as forest croplands and shall be taxed in accordance with the laws enacted to implement Section 7 of Article X of the Missouri Constitution. Agricultural and horticultural property shall also include any sawmill or planing mill defined in the U.S. Department of Labor's Standard Industrial Classification (SIC) Manual under Industry Group 242 with the SIC number 2421. Agricultural and horticultural property shall also include urban and community gardens. For the purposes of this section, "urban and community gardens" shall include real property cultivated by residents of a neighborhood or community for the purposes of providing agricultural products, as defined in section 262.900, for the use of residents of the neighborhood or community, and shall not include a garden intended for individual or personal use;

(3) "Utility, industrial, commercial, railroad and other real property", all real property used directly or indirectly for any commercial, mining, industrial, manufacturing, trade, professional, business, or similar purpose, including all property centrally assessed by the

state tax commission but shall not include floating docks, portions of which are separately owned and the remainder of which is designated for common ownership and in which no one person or business entity owns more than five individual units. All other real property not included in the property listed in subclasses (1) and (2) of Section 4(b) of Article X of the Missouri Constitution, as such property is defined in this section, shall be deemed to be included in the term "utility, industrial, commercial, railroad and other real property".

2. Pursuant to Article X of the state Constitution, any taxing district may adjust its operating levy to recoup any loss of property tax revenue, except revenues from the surtax imposed pursuant to Article X, Subsection 2 of Section 6 of the Constitution, as the result of changing the classification of structures intended to be used for residential living by human occupants which contain five or more dwelling units if such adjustment of the levy does not exceed the highest tax rate in effect subsequent to the 1980 tax year. For purposes of this section, loss in revenue shall include the difference between the revenue that would have been collected on such property under its classification prior to enactment of this section and the amount to be collected under its classification under this section. The county assessor of each county or city not within a county shall provide information to each taxing district within its boundaries regarding the difference in assessed valuation of such property as the result of such change in classification.

3. All reclassification of property as the result of changing the classification of structures intended to be used for residential living by human occupants which contain

five or more dwelling units shall apply to assessments made after December 31, 1994.

4. Where real property is used or held for use for more than one purpose and such uses result in different classifications, the county assessor shall allocate to each classification the percentage of the true value in money of the property devoted to each use; except that, where agricultural and horticultural property, as defined in this section, also contains a dwelling unit or units, the farm dwelling, appurtenant residential-related structures and up to five acres immediately surrounding such farm dwelling shall be residential property, as defined in this section, provided that the portion of property used or held for use as an urban and community garden shall not be residential property. This subsection shall not apply to any reliever airport.

5. All real property which is vacant, unused, or held for future use; which is used for a private club, a not-for-profit or other nonexempt lodge, club, business, trade, service organization, or similar entity; or for which a determination as to its classification cannot be made under the definitions set out in subsection 1 of this section, shall be classified according to its immediate most suitable economic use, which use shall be determined after consideration of:

- (1) Immediate prior use, if any, of such property;
- (2) Location of such property;
- (3) Zoning classification of such property; except that, such zoning classification shall not be considered conclusive if, upon consideration of all factors, it is determined that such zoning classification does not reflect the immediate most suitable economic use of the property;

(4) Other legal restrictions on the use of such property;

(5) Availability of water, electricity, gas, sewers, street lighting, and other public services for such property;

(6) Size of such property;

(7) Access of such property to public thoroughfares; and

(8) Any other factors relevant to a determination of the immediate most suitable economic use of such property.

6. All lands classified as forest croplands shall not, for taxation purposes, be classified as subclass (1), subclass (2), or subclass (3) real property, as such classes are prescribed in Section 4(b) of Article X of the Missouri Constitution and defined in this section, but shall be taxed in accordance with the laws enacted to implement Section 7 of Article X of the Missouri Constitution.

7. An assessor shall not reclassify any real property without first conducting an in-person consultation with the owner of record of such property. An assessor shall be considered to have satisfied the provisions of this subsection if the assessor can document that a good-faith effort was made to contact the owner of record, including, but not limited to, documenting any mailings, phone calls, or electronic notifications sent to the owner of record.

137.115. 1. (1) All other laws to the contrary notwithstanding, the assessor or the assessor's deputies in all counties of this state including the City of St. Louis shall annually make a list of all real and tangible personal property taxable in the assessor's city, county, town or district. Except as otherwise provided in subsection 3 of this section and section 137.078, the assessor shall annually assess all personal property at thirty-three and

one-third percent of its true value in money as of January first of each calendar year.

(2) The assessor shall annually assess all real property, including any new construction and improvements to real property, and possessory interests in real property at the percent of its true value in money set in subsection 5 of this section. The true value in money of any possessory interest in real property in subclass (3), where such real property is on or lies within the ultimate airport boundary as shown by a federal airport layout plan, as defined by 14 CFR 151.5, of a commercial airport having a FAR Part 139 certification and owned by a political subdivision, shall be the otherwise applicable true value in money of any such possessory interest in real property, less the total dollar amount of costs paid by a party, other than the political subdivision, towards any new construction or improvements on such real property completed after January 1, 2008, and which are included in the above-mentioned possessory interest, regardless of the year in which such costs were incurred or whether such costs were considered in any prior year.

(3) The assessor shall annually assess all real property in the following manner: new assessed values shall be determined as of January first of each odd-numbered year and shall be entered in the assessor's books; those same assessed values shall apply in the following even-numbered year, except for new construction and property improvements which shall be valued as though they had been completed as of January first of the preceding odd-numbered year.

(4) The assessor may call at the office, place of doing business, or residence of each person required by this chapter to list property, and require the person to make a correct statement of all taxable tangible personal property

owned by the person or under his or her care, charge or management, taxable in the county.

(5) On or before January first of each even-numbered year, the assessor shall prepare and submit a two-year assessment maintenance plan to the county governing body and the state tax commission for their respective approval or modification. The county governing body shall approve and forward such plan or its alternative to the plan to the state tax commission by February first. If the county governing body fails to forward the plan or its alternative to the plan to the state tax commission by February first, the assessor's plan shall be considered approved by the county governing body. If the state tax commission fails to approve a plan and if the state tax commission and the assessor and the governing body of the county involved are unable to resolve the differences, in order to receive state cost-share funds outlined in section 137.750, the county or the assessor shall petition the administrative hearing commission, by May first, to decide all matters in dispute regarding the assessment maintenance plan. Upon agreement of the parties, the matter may be stayed while the parties proceed with mediation or arbitration upon terms agreed to by the parties. The final decision of the administrative hearing commission shall be subject to judicial review in the circuit court of the county involved.

(6) In the event a valuation of subclass (1) real property within any county with a charter form of government, or within a city not within a county, is made by a computer, computer-assisted method or a computer program, the burden of proof, supported by clear, convincing and cogent evidence to sustain such valuation, shall be on the assessor at any hearing or appeal. In any such county, Unless the assessor proves otherwise, there shall be a

presumption that the assessment was made by a computer, computer-assisted method or a computer program. Such evidence shall include, but shall not be limited to, the following:

[(1)] (a) The findings of the assessor based on an appraisal of the property by generally accepted appraisal techniques; and

[(2)] (b) The purchase prices from sales of at least three comparable properties and the address or location thereof. As used in this subdivision, the word "comparable" means that:

[(a)] a. Such sale was closed at a date relevant to the property valuation; and

[(b)] b. Such properties are not more than one mile from the site of the disputed property, except where no similar properties exist within one mile of the disputed property, the nearest comparable property shall be used. Such property shall be within five hundred square feet in size of the disputed property, and resemble the disputed property in age, floor plan, number of rooms, and other relevant characteristics.

2. Assessors in each county of this state and the City of St. Louis may send personal property assessment forms through the mail.

3. The following items of personal property shall each constitute separate subclasses of tangible personal property and shall be assessed and valued for the purposes of taxation at the following percentages of their true value in money:

- (1) Grain and other agricultural crops in an unmanufactured condition, one-half of one percent;
- (2) Livestock, twelve percent;
- (3) Farm machinery, twelve percent;

(4) Motor vehicles which are eligible for registration as and are registered as historic motor vehicles pursuant to section 301.131 and aircraft which are at least twenty-five years old and which are used solely for noncommercial purposes and are operated less than two hundred hours per year or aircraft that are home built from a kit, five percent;

(5) Poultry, twelve percent;

(6) Tools and equipment used for pollution control and tools and equipment used in retooling for the purpose of introducing new product lines or used for making improvements to existing products by any company which is located in a state enterprise zone and which is identified by any standard industrial classification number cited in subdivision (7) of section 135.200, twenty-five percent; and

(7) Solar panels, racking systems, inverters, and related solar equipment, components, materials, and supplies installed in connection with solar photovoltaic energy systems, as described in subdivision (46) of subsection 2 of section 144.030, that were constructed and producing solar energy prior to August 9, 2022, five percent.

4. The person listing the property shall enter a true and correct statement of the property, in a printed blank prepared for that purpose. The statement, after being filled out, shall be signed and either affirmed or sworn to as provided in section 137.155. The list shall then be delivered to the assessor.

5. (1) All subclasses of real property, as such subclasses are established in Section 4(b) of Article X of the Missouri Constitution and defined in section 137.016, shall be assessed at the following percentages of true value:

(a) For real property in subclass (1), nineteen percent;

(b) For real property in subclass (2), twelve percent;
and

(c) For real property in subclass (3), thirty-two
percent.

(2) A taxpayer may apply to the county assessor, or, if not located within a county, then the assessor of such city, for the reclassification of such taxpayer's real property if the use or purpose of such real property is changed after such property is assessed under the provisions of this chapter. If the assessor determines that such property shall be reclassified, he or she shall determine the assessment under this subsection based on the percentage of the tax year that such property was classified in each subclassification.

6. Manufactured homes, as defined in section 700.010, which are actually used as dwelling units shall be assessed at the same percentage of true value as residential real property for the purpose of taxation. The percentage of assessment of true value for such manufactured homes shall be the same as for residential real property. If the county collector cannot identify or find the manufactured home when attempting to attach the manufactured home for payment of taxes owed by the manufactured home owner, the county collector may request the county commission to have the manufactured home removed from the tax books, and such request shall be granted within thirty days after the request is made; however, the removal from the tax books does not remove the tax lien on the manufactured home if it is later identified or found. For purposes of this section, a manufactured home located in a manufactured home rental park, rental community or on real estate not owned by the manufactured home owner shall be considered personal property. For purposes of this section, a manufactured home

located on real estate owned by the manufactured home owner may be considered real property.

7. Each manufactured home assessed shall be considered a parcel for the purpose of reimbursement pursuant to section 137.750, unless the manufactured home is deemed to be real estate as defined in subsection 7 of section 442.015 and assessed as a realty improvement to the existing real estate parcel.

8. Any amount of tax due and owing based on the assessment of a manufactured home shall be included on the personal property tax statement of the manufactured home owner unless the manufactured home is deemed to be real estate as defined in subsection 7 of section 442.015, in which case the amount of tax due and owing on the assessment of the manufactured home as a realty improvement to the existing real estate parcel shall be included on the real property tax statement of the real estate owner.

9. The assessor of each county and each city not within a county shall use a nationally recognized automotive trade publication such as the National Automobile Dealers' Association Official Used Car Guide, Kelley Blue Book, Edmunds, or other similar publication as the recommended guide of information for determining the true value of motor vehicles described in such publication. The state tax commission shall select and make available to all assessors which publication shall be used. The assessor of each county and each city not within a county shall use the trade-in value published in the current October issue of the publication selected by the state tax commission. The assessor shall not use a value that is greater than the average trade-in value in determining the true value of the motor vehicle without performing a physical inspection of the motor vehicle. For vehicles two years old or newer from

a vehicle's model year, the assessor may use a value other than average without performing a physical inspection of the motor vehicle. In the absence of a listing for a particular motor vehicle in such publication, the assessor shall use such information or publications that, in the assessor's judgment, will fairly estimate the true value in money of the motor vehicle. For motor vehicles with a true value of less than fifty thousand dollars as of January 1, 2025, the assessor shall not assess such motor vehicle for an amount greater than such motor vehicle was assessed in the previous year, provided that such motor vehicle was properly assessed in the previous year.

10. [Before the assessor may increase the assessed valuation of any parcel of subclass (1) real property by more than fifteen percent since the last assessment, excluding increases due to new construction or improvements, the assessor shall conduct a physical inspection of such property.]

11. If a physical inspection is required, pursuant to subsection 10 of this section, the assessor shall notify the property owner of that fact in writing and shall provide the owner clear written notice of the owner's rights relating to the physical inspection. If a physical inspection is required, the property owner may request that an interior inspection be performed during the physical inspection. The owner shall have no less than thirty days to notify the assessor of a request for an interior physical inspection.

12. A physical inspection, as required by subsection 10 of this section, shall include, but not be limited to, an on-site personal observation and review of all exterior portions of the land and any buildings and improvements to which the inspector has or may reasonably and lawfully gain external access, and shall include an observation and review

of the interior of any buildings or improvements on the property upon the timely request of the owner pursuant to subsection 11 of this section. Mere observation of the property via a drive-by inspection or the like shall not be considered sufficient to constitute a physical inspection as required by this section] An assessor shall not increase the assessed valuation of any parcel of subclass (1) real property by more than fifteen percent since the last assessment. A property owner may request the assessor to complete a physical inspection of the property owner's subclass (1) real property, which may include an interior inspection. An assessor shall not increase the assessed valuation of such property based on the physical inspection, but may reduce it.

[13.] 11. A county or city collector may accept credit cards as proper form of payment of outstanding property tax or license due. No county or city collector may charge surcharge for payment by credit card which exceeds the fee or surcharge charged by the credit card bank, processor, or issuer for its service. A county or city collector may accept payment by electronic transfers of funds in payment of any tax or license and charge the person making such payment a fee equal to the fee charged the county by the bank, processor, or issuer of such electronic payment.

[14.] 12. Any county or city not within a county in this state may, by an affirmative vote of the governing body of such county, opt out of the provisions of this section and sections 137.073, 138.060, and 138.100 as enacted by house bill no. 1150 of the ninety-first general assembly, second regular session and section 137.073 as modified by house committee substitute for senate substitute for senate committee substitute for senate bill no. 960, ninety-second general assembly, second regular session, for the next year

of the general reassessment, prior to January first of any year. No county or city not within a county shall exercise this opt-out provision after implementing the provisions of this section and sections 137.073, 138.060, and 138.100 as enacted by house bill no. 1150 of the ninety-first general assembly, second regular session and section 137.073 as modified by house committee substitute for senate substitute for senate committee substitute for senate bill no. 960, ninety-second general assembly, second regular session, in a year of general reassessment. For the purposes of applying the provisions of this subsection, a political subdivision contained within two or more counties where at least one of such counties has opted out and at least one of such counties has not opted out shall calculate a single tax rate as in effect prior to the enactment of house bill no. 1150 of the ninety-first general assembly, second regular session. A governing body of a city not within a county or a county that has opted out under the provisions of this subsection may choose to implement the provisions of this section and sections 137.073, 138.060, and 138.100 as enacted by house bill no. 1150 of the ninety-first general assembly, second regular session, and section 137.073 as modified by house committee substitute for senate substitute for senate committee substitute for senate bill no. 960, ninety-second general assembly, second regular session, for the next year of general reassessment, by an affirmative vote of the governing body prior to December thirty-first of any year.

[15.] 13. The governing body of any city of the third classification with more than twenty-six thousand three hundred but fewer than twenty-six thousand seven hundred inhabitants located in any county that has exercised its authority to opt out under subsection 14 of this section may

levy separate and differing tax rates for real and personal property only if such city bills and collects its own property taxes or satisfies the entire cost of the billing and collection of such separate and differing tax rates. Such separate and differing rates shall not exceed such city's tax rate ceiling.

[16.] 14. Any portion of real property that is available as reserve for strip, surface, or coal mining for minerals for purposes of excavation for future use or sale to others that has not been bonded and permitted under chapter 444 shall be assessed based upon how the real property is currently being used. Any information provided to a county assessor, state tax commission, state agency, or political subdivision responsible for the administration of tax policies shall, in the performance of its duties, make available all books, records, and information requested, except such books, records, and information as are by law declared confidential in nature, including individually identifiable information regarding a specific taxpayer or taxpayer's mine property. For purposes of this subsection, "mine property" shall mean all real property that is in use or readily available as a reserve for strip, surface, or coal mining for minerals for purposes of excavation for current or future use or sale to others that has been bonded and permitted under chapter 444.

137.1058. 1. For the purposes of this section, the following terms shall mean:

(1) "County", any county or city not within a county in this state;

(2) "Eligible credit amount", the difference between an eligible taxpayer's real property tax liability for a given tax year, minus the real property tax liability in the eligible taxpayer's initial credit year, provided that the

real property tax liability as determined in the taxpayer's initial credit year may be increased by no more than two and one-half percent per year or the percent increase in the Consumer Price Index for All Urban Consumers, whichever is lower. The amount by which an eligible taxpayer's real property tax liability may increase as provided in this subdivision shall be calculated after all adjustments are made pursuant to subsection 3 of this section;

(3) "Eligible taxpayer", a Missouri resident who:

(a) Is an owner of record of real property or has a legal or equitable interest in such property as evidenced by a written instrument; and

(b) Is liable for the payment of real property taxes on such real property; or

(c) Is an owner of record of tangible personal property or has a legal or equitable interest in such property as evidenced by a written instrument, and is liable for the payment of personal property taxes on such tangible personal property;

(4) "Initial credit year", the 2024 tax year. If in any tax year subsequent to the eligible taxpayer's initial credit year the eligible taxpayer's real property tax liability is lower than such liability in the initial credit year, such tax year shall be considered the eligible taxpayer's initial credit year for all subsequent tax years;

(5) "Personal property", all property in class 2 and each subclass thereof;

(6) "Personal property tax liability", all taxes owed to all taxing jurisdictions during a tax year on an eligible taxpayer's personal property;

(7) "Real property", all property in class 1 and each subclass thereof;

(8) "Real property tax liability", all taxes owed to all taxing jurisdictions during a tax year on an eligible taxpayer's real property.

2. All eligible taxpayers in this state shall be authorized to claim a credit against the eligible taxpayer's real property tax liability in an amount equal to the taxpayer's eligible credit amount. A county shall apply the credit authorized pursuant to this section when calculating the eligible taxpayer's property tax liability for the tax year. The amount of the credit shall be noted on the statement of tax due sent to the eligible taxpayer by the county collector. The county governing body may adopt reasonable procedures in order to carry out the purposes and intent of this section, provided that the county shall not adopt any procedure that limits the definition or scope of eligible credit amount or eligible taxpayer as defined in this section.

3. An eligible taxpayer's real property tax liability for the eligible taxpayer's initial credit year shall be adjusted as follows prior to the calculation of the allowable growth as provided in subdivision (2) of subsection 1 of this section:

(1) If an eligible taxpayer's real property is annexed into a taxing jurisdiction to which such eligible taxpayer did not owe real property tax in the eligible taxpayer's initial credit year, then the real property tax liability for the taxpayer's initial credit year shall be increased to reflect the real property tax liability owed to the annexing taxing jurisdiction;

(2) The real property tax liability for the taxpayer's initial credit year shall be increased to reflect the amount attributable to any new or increased property tax levy

approved by the voters subsequent to the eligible taxpayer's initial credit year.

4. For the purposes of calculating property tax levies pursuant to section 137.073, the total amount of credits authorized pursuant to this section shall be considered tax revenue, as such term is defined in section 137.073, actually received.

5. A county shall notify each political subdivision within such county of the total credit amount applicable to such political subdivision by no later than November thirtieth of each year.

6. No taxpayer shall be authorized to claim a property tax credit pursuant to this section and section 137.1050 for the same real property.

7. Notwithstanding the provisions of subdivision (2) of subsection 1 of this section to the contrary, in any county in which property in any subclass of class 1 is considered to be valued below its true value in money, as determined in subdivision (2) of subsection 2 of section 138.390, the amount by which a taxpayer's real property tax liability may increase shall not exceed five percent per year. The provisions of this subsection shall no longer apply to a county once property in such subclass of class 1 in such county is no longer considered to be valued below its true value in money.

8. (1) Notwithstanding any provision of law to the contrary, the personal property tax liability owed on any individual item of personal property shall not be increased above the liability owed on such item during the 2024 tax year or the first year an eligible taxpayer first incurs personal property tax liability on such personal property, whichever occurs later. Any eligible taxpayer experiencing such an increase shall be eligible for a credit on the

eligible taxpayer's personal property tax liability in an amount equal to such increase. Any credit granted pursuant to this subsection shall comply with the procedural requirements provided in subsections 2 to 4 of this section.

(2) If an eligible taxpayer's personal property is annexed into a taxing jurisdiction to which such eligible taxpayer did not owe personal property tax during the 2024 tax year or the first year an eligible taxpayer first incurs personal property tax liability on such personal property, whichever occurs later, then the personal property tax liability for such item of personal property shall be increased to reflect the personal property tax liability owed to the annexing taxing jurisdiction.

138.390. 1. The state tax commission shall equalize the valuation of real and tangible personal property among the several counties in the state in the following manner: with the abstracts of all the taxable property in the several counties of the state and the abstracts of the sales of real estate in such counties as returned by the respective county clerks and the assessor of the city of St. Louis, the commission shall classify all real estate situate in cities, towns, and villages, as town lots, and all other real estate as farming lands, and shall classify all tangible personal property as follows: banking corporations, railroad corporations, street railroad corporations, all other corporations, horses, mares and geldings, mules, asses and jennets, neat cattle, sheep, swine, goats, [domesticated small animals and] all other livestock, poultry, power machinery, farm implements, other tangible personal property.

2. (1) The state tax commission shall equalize the valuation of each class or subclass of property thereof

among the respective counties of the state in the following manner:

~~[(1)]~~ (a) It shall add to the valuation of each class, subclass, or portion thereof of the property, real or tangible personal, of each county which it believes to be valued below its real value in money such amount or percent as will increase the same in each case to its true value;

~~[(2)]~~ (b) It shall deduct from the valuation of each class, subclass, or portion thereof of the property, real or tangible personal, of each county which it believes to be valued above its real value in money such amount or percent as will reduce the same in each case to its true value.

(2) (a) For the purposes of this subsection, the state tax commission shall utilize ratio studies to determine whether a class or subclass of property is valued below or above its true value in money.

(b) A class or subclass of property shall be considered to be valued below its true value in money if:

a. The weighted median ratio is less than seventy-five percent and the coefficient of dispersion is greater than twenty-five percent; or

b. The weighted median ratio is less than seventy-five percent and the upper bound of the ninety-five percent confidence interval for the weighted median is less than seventy-five percent.

(c) A class or subclass of property shall be considered to be valued above its true value in money if:

a. The weighted median ratio is greater than one hundred percent and the coefficient of dispersion is greater than twenty-five percent; or

b. The weighted median ratio is greater than one hundred percent and the upper bound of the ninety-five

percent confidence interval for the weighted median is greater than one hundred percent.

[137.1055. 1. For the purposes of this section, the following terms shall mean:

(1) "County", a five percent county or a zero percent county;

(2) "Five percent county":

(a) Any county with more than forty thousand but fewer than fifty thousand inhabitants and with a county seat with more than fourteen thousand but fewer than eighteen thousand inhabitants;

(b) Any county with more than five thousand but fewer than six thousand inhabitants and with a county seat with fewer than nine hundred inhabitants;

(c) Any county with more than twenty-five thousand but fewer than thirty thousand inhabitants and with a county seat with more than eight thousand but fewer than twelve thousand inhabitants;

(d) Any county with more than twelve thousand five hundred but fewer than fourteen thousand inhabitants and with a county seat with more than five thousand but fewer than six thousand inhabitants;

(e) Any county with more than fifteen thousand seven hundred but fewer than seventeen thousand six hundred inhabitants and with a county seat with more than two thousand but fewer than three thousand inhabitants;

(f) Any county with more than eight thousand but fewer than eight thousand nine hundred inhabitants and with a county seat with more than six hundred seventy but fewer than seven hundred thirty inhabitants;

(g) Any county with more than fourteen thousand but fewer than fifteen thousand seven hundred inhabitants and with a county seat with more than five thousand five hundred but fewer than eight thousand inhabitants;

(h) Any county with more than nine thousand nine hundred but fewer than eleven thousand inhabitants and with a county seat with

more than one thousand five hundred but fewer than two thousand five hundred inhabitants;

(i) Any county with more than twenty-five thousand but fewer than thirty thousand inhabitants and with a county seat with more than five hundred but fewer than two thousand five hundred inhabitants;

(j) Any county with more than nine thousand nine hundred but fewer than eleven thousand inhabitants and with a county seat with more than three hundred but fewer than six hundred inhabitants;

(k) Any county with more than seventeen thousand six hundred but fewer than nineteen thousand inhabitants and with a county seat with more than five thousand fifty but fewer than seven thousand inhabitants;

(l) Any county with more than five thousand but fewer than six thousand inhabitants and with a county seat with more than nine hundred but fewer than one thousand six hundred inhabitants;

(m) Any county with more than eight thousand but fewer than eight thousand nine hundred inhabitants and with a county seat with fewer than three hundred inhabitants;

(n) Any county with more than eight thousand but fewer than eight thousand nine hundred inhabitants and with a county seat with more than three thousand three hundred but fewer than five thousand inhabitants;

(o) Any county with more than seven thousand but fewer than eight thousand inhabitants and with a county seat with fewer than four hundred eighty inhabitants;

(p) Any county with more than nineteen thousand but fewer than twenty-two thousand inhabitants and with a county seat with more than two thousand two hundred twenty but fewer than two thousand five hundred inhabitants;

(q) Any county with more than eight thousand but fewer than eight thousand nine hundred inhabitants and with a county seat with more than one thousand three hundred but fewer than two thousand inhabitants;

(r) Any county with more than eleven thousand but fewer than twelve thousand five hundred inhabitants and with a county seat with more than one thousand but fewer than two thousand inhabitants;

(s) Any county with more than six thousand but fewer than seven thousand inhabitants and with a county seat with more than one thousand but fewer than one thousand eight hundred inhabitants;

(t) Any county with more than eight thousand nine hundred but fewer than nine thousand nine hundred inhabitants and with a county seat with more than five thousand but fewer than six thousand inhabitants;

(u) Any county with more than eight thousand but fewer than eight thousand nine hundred inhabitants and with a county seat with more than two thousand but fewer than three thousand three hundred inhabitants;

(v) Any county with more than four thousand but fewer than four thousand five hundred inhabitants and with a county seat with more than eight hundred inhabitants;

(w) Any county with more than eleven thousand but fewer than twelve thousand five hundred inhabitants and with a county seat with more than one hundred but fewer than five hundred inhabitants;

(x) Any county with more than fourteen thousand but fewer than fifteen thousand seven hundred inhabitants and with a county seat with more than eight thousand but fewer than ten thousand inhabitants;

(y) Any county with more than two thousand but fewer than three thousand six hundred inhabitants;

(z) Any county with more than nineteen thousand but fewer than twenty-two thousand inhabitants and with a county seat with more than ten thousand but fewer than thirteen thousand inhabitants;

(aa) Any county with more than five thousand but fewer than six thousand inhabitants and with a county seat with more than one

thousand six hundred but fewer than two thousand six hundred inhabitants;

(bb) Any county with fewer than two thousand inhabitants;

(cc) Any county with more than nineteen thousand but fewer than twenty-two thousand inhabitants and with a county seat with more than one thousand but fewer than two thousand two hundred twenty inhabitants;

(dd) Any county with more than fourteen thousand but fewer than fifteen thousand seven hundred inhabitants and with a county seat with more than one thousand but fewer than two thousand inhabitants;

(ee) Any county with more than fifteen thousand seven hundred but fewer than seventeen thousand six hundred inhabitants and with a county seat with more than three thousand but fewer than three thousand six hundred inhabitants;

(ff) Any county with more than nineteen thousand but fewer than twenty-two thousand inhabitants and with a county seat with more than eight thousand five hundred but fewer than ten thousand inhabitants;

(gg) Any county with more than eight thousand but fewer than eight thousand nine hundred inhabitants and with a county seat with more than six hundred but fewer than six hundred seventy inhabitants;

(hh) Any county with more than forty thousand but fewer than fifty thousand inhabitants and with a county seat with more than twenty-one thousand but fewer than thirty-one thousand inhabitants;

(ii) Any county with more than thirty thousand but fewer than thirty-five thousand inhabitants and with a county seat with more than nine thousand but fewer than thirteen thousand inhabitants;

(jj) Any county with more than eight thousand nine hundred but fewer than nine thousand nine hundred inhabitants and with a county seat with fewer than one thousand inhabitants;

(kk) Any county with more than nineteen thousand but fewer than twenty-two thousand inhabitants and with a county seat with more than six thousand but fewer than eight thousand five hundred inhabitants;

(ll) Any county with more than fifteen thousand seven hundred but fewer than seventeen thousand six hundred inhabitants and with a county seat with more than seven thousand but fewer than nine thousand inhabitants;

(mm) Any county with more than twenty-two thousand but fewer than twenty-five thousand inhabitants and with a county seat with more than twelve thousand five hundred but fewer than sixteen thousand inhabitants;

(nn) Any county with more than thirty thousand but fewer than thirty-five thousand inhabitants and with a county seat with more than three thousand eight hundred but fewer than six thousand inhabitants;

(oo) Any county with more than twenty-two thousand but fewer than twenty-five thousand inhabitants and with a county seat with more than five thousand but fewer than eight thousand inhabitants;

(pp) Any county with more than twenty-two thousand but fewer than twenty-five thousand inhabitants and with a county seat with more than one thousand four hundred but fewer than one thousand nine hundred inhabitants;

(qq) Any county with more than sixty thousand but fewer than seventy thousand inhabitants;

(rr) Any county with more than seventeen thousand six hundred but fewer than nineteen thousand inhabitants and with a county seat with more than four thousand but fewer than five thousand fifty inhabitants;

(ss) Any county with more than twenty-two thousand but fewer than twenty-five thousand inhabitants and with a county seat with more than two thousand three hundred but fewer than four thousand inhabitants;

(tt) Any county with more than one hundred thousand but fewer than one hundred twenty thousand inhabitants and with a county seat with

more than four thousand but fewer than six thousand inhabitants;

(uu) Any county with more than eighty thousand but fewer than one hundred thousand inhabitants and with a county seat with more than seventy thousand but fewer than eighty thousand inhabitants;

(vv) Any county with more than twenty-five thousand but fewer than thirty thousand inhabitants and with a county seat with more than fourteen thousand but fewer than twenty thousand inhabitants;

(ww) Any county with more than twenty-two thousand but fewer than twenty-five thousand inhabitants and with a county seat with more than nine thousand but fewer than twelve thousand five hundred inhabitants;

(xx) Any county with more than six thousand but fewer than seven thousand inhabitants and with a county seat with more than one thousand eight hundred but fewer than two thousand five hundred inhabitants;

(yy) Any county with more than three thousand six hundred but fewer than four thousand inhabitants;

(zz) Any county with more than nine thousand nine hundred but fewer than eleven thousand inhabitants and with a county seat with fewer than two hundred inhabitants;

(aaa) Any county with more than fourteen thousand but fewer than fifteen thousand seven hundred inhabitants and with a county seat with more than four thousand nine hundred but fewer than five thousand five hundred inhabitants;

(bbb) Any county with more than twenty-five thousand but fewer than thirty thousand inhabitants and with a county seat with more than two thousand five hundred but fewer than six thousand inhabitants;

(ccc) Any county with more than eight thousand but fewer than eight thousand nine hundred inhabitants and with a county seat with more than eight hundred but fewer than one thousand three hundred inhabitants;

(ddd) Any county with more than four thousand five hundred but fewer than five

thousand inhabitants and with a county seat with more than one thousand seven hundred thirty-three inhabitants;

(eee) Any county with more than nine thousand nine hundred but fewer than eleven thousand inhabitants and with a county seat with more than six hundred but fewer than one thousand inhabitants;

(fff) Any county with more than twenty-two thousand but fewer than twenty-five thousand inhabitants and with a county seat with more than nine hundred but fewer than one thousand four hundred inhabitants;

(ggg) Any county with more than four thousand but fewer than four thousand five hundred inhabitants and with a county seat with fewer than eight hundred inhabitants;

(hhh) Any county with more than four thousand five hundred but fewer than five thousand inhabitants and with a county seat with fewer than one thousand seven hundred thirty-three inhabitants;

(iii) Any county with more than six thousand but fewer than seven thousand inhabitants and with a county seat with more than four hundred but fewer than one thousand inhabitants;

(jjj) Any county with more than one hundred twenty thousand but fewer than one hundred fifty thousand inhabitants;

(kkk) Any county with more than fifty thousand but fewer than sixty thousand inhabitants and with a county seat with more than ten thousand but fewer than twelve thousand six hundred inhabitants;

(lll) Any county with more than nine thousand nine hundred but fewer than eleven thousand inhabitants and with a county seat with more than one thousand but fewer than one thousand five hundred inhabitants;

(mmm) Any county with more than eighty thousand but fewer than one hundred thousand inhabitants and with a county seat with more than thirteen thousand but fewer than seventeen thousand inhabitants;

(nnn) Any county with more than eight thousand nine hundred but fewer than nine thousand nine hundred inhabitants and with a county seat with more than one thousand but fewer than two thousand inhabitants;

(ooo) Any county with more than twelve thousand five hundred but fewer than fourteen thousand inhabitants and with a county seat with more than four thousand but fewer than five thousand inhabitants;

(ppp) Any county with more than seventeen thousand six hundred but fewer than nineteen thousand inhabitants and with a county seat with more than eight thousand but fewer than ten thousand inhabitants;

(qqq) Any county with more than six thousand but fewer than seven thousand inhabitants and with a county seat with fewer than three hundred inhabitants;

(rrr) Any county with more than thirty-five thousand but fewer than forty thousand inhabitants and with a county seat with more than five hundred but fewer than two thousand inhabitants;

(sss) Any county with more than fifteen thousand seven hundred but fewer than seventeen thousand six hundred inhabitants and with a county seat with more than four thousand two hundred ten but fewer than six thousand inhabitants;

(ttt) Any county with more than forty thousand but fewer than fifty thousand inhabitants and with a county seat with more than ten thousand but fewer than fourteen thousand inhabitants;

(uuu) Any county with more than fifty thousand but fewer than sixty thousand inhabitants and with a county seat with more than twelve thousand six hundred but fewer than fifteen thousand inhabitants;

(vvv) Any county with more than eleven thousand but fewer than twelve thousand five hundred inhabitants and with a county seat with more than two thousand but fewer than two thousand eight hundred fifty inhabitants;

(www) Any county with more than fifteen thousand seven hundred but fewer than seventeen thousand six hundred inhabitants and with a county seat with more than three thousand six hundred but fewer than four thousand two hundred ten inhabitants;

(3) "Eligible credit amount", the difference between an eligible taxpayer's real property tax liability on such taxpayer's homestead for a given tax year, minus the real property tax liability on such homestead in the eligible taxpayer's initial credit year, provided that, for five percent counties, the real property tax liability on an eligible taxpayer's homestead as determined in the taxpayer's initial credit year may be increased by no more than five percent per year or the percent increase in the Consumer Price Index for All Urban Consumers, as published by the Bureau of Labor Statistics, whichever is greater, and for zero percent counties, the real property tax liability on an eligible taxpayer's homestead shall not be increased above the liability incurred during the initial credit year. For all counties, an eligible taxpayer's real property tax liability shall be increased to reflect any increase in tax liability derived from any new property tax levy or an increase in an existing property tax levy approved by the voters subsequent to an eligible taxpayer's initial credit year, provided that, for five percent counties, such increase shall not be considered for the purposes of calculating the allowable increase in an eligible taxpayer's real property tax liability as provided in this subdivision;

(4) "Eligible taxpayer", a Missouri resident who:

(a) Is an owner of record of a homestead or has a legal or equitable interest in such property as evidenced by a written instrument; and

(b) Is liable for the payment of real property taxes on such homestead;

(5) "Homestead", real property actually occupied by an eligible taxpayer as the primary

residence. An eligible taxpayer shall not claim more than one primary residence;

(6) "Initial credit year", the 2024 tax year.

If in any tax year subsequent to the eligible taxpayer's initial credit year the eligible taxpayer's real property tax liability is lower than such liability in the initial credit year, such tax year shall be considered the eligible taxpayer's initial credit year for all subsequent tax years;

(7) "Zero percent county":

(a) Any county with more than one hundred thousand but fewer than one hundred twenty thousand inhabitants and with a county seat with more than nine thousand but fewer than eleven thousand inhabitants;

(b) Any county with more than fifty thousand but fewer than sixty thousand inhabitants and with a county seat with more than seventeen thousand but fewer than twenty-one thousand inhabitants;

(c) Any county with more than one hundred thousand but fewer than one hundred twenty thousand inhabitants and with a county seat with more than twelve thousand but fewer than fourteen thousand inhabitants;

(d) Any county with more than fourteen thousand but fewer than fifteen thousand seven hundred inhabitants and with a county seat with more than two thousand but fewer than three thousand inhabitants;

(e) Any county with more than twelve thousand five hundred but fewer than fourteen thousand inhabitants and with a county seat with more than one thousand but fewer than two thousand inhabitants;

(f) Any county with more than thirty-five thousand but fewer than forty thousand inhabitants and with a county seat with more than eight thousand but fewer than ten thousand inhabitants;

(g) Any county with more than two hundred thousand but fewer than two hundred thirty thousand inhabitants;

(h) Any county with more than eleven thousand but fewer than twelve thousand five hundred inhabitants and with a county seat with more than two thousand eight hundred fifty but fewer than four thousand inhabitants;

(i) Any county with more than thirty-five thousand but fewer than forty thousand inhabitants and with a county seat with more than ten thousand but fewer than fourteen thousand inhabitants;

(j) Any county with more than eight thousand but fewer than eight thousand nine hundred inhabitants and with a county seat with more than seven hundred thirty but fewer than eight hundred inhabitants;

(k) Any county with more than seven thousand but fewer than eight thousand inhabitants and with a county seat with more than four hundred eighty but fewer than one thousand inhabitants;

(l) Any county with more than thirty thousand but fewer than thirty-five thousand inhabitants and with a county seat with more than two hundred but fewer than nine hundred inhabitants;

(m) Any county with more than fifty thousand but fewer than sixty thousand inhabitants and with a county seat with more than one thousand but fewer than four thousand inhabitants;

(n) Any county with more than twenty-two thousand but fewer than twenty-five thousand inhabitants and with a county seat with more than one thousand nine hundred but fewer than two thousand three hundred inhabitants;

(o) Any county with more than thirty thousand but fewer than thirty-five thousand inhabitants and with a county seat with more than two thousand but fewer than three thousand eight hundred inhabitants;

(p) Any county with more than eighty thousand but fewer than one hundred thousand inhabitants and with a county seat with more than twenty thousand but fewer than twenty-five thousand inhabitants;

(q) Any county with more than thirty-five thousand but fewer than forty thousand inhabitants and with a county seat with more than two thousand but fewer than five thousand inhabitants;

(r) Any county with more than twenty-two thousand but fewer than twenty-five thousand inhabitants and with a county seat with more than five hundred but fewer than nine hundred inhabitants;

(s) Any county with more than four hundred thousand but fewer than five hundred thousand inhabitants;

(t) Any county with more than eleven thousand but fewer than twelve thousand five hundred inhabitants and with a county seat with more than four thousand but fewer than five thousand inhabitants;

(u) Any county with more than seven thousand but fewer than eight thousand inhabitants and with a county seat with more than one thousand but fewer than two thousand inhabitants;

(v) Any county with more than thirty-five thousand but fewer than forty thousand inhabitants and with a county seat with more than five thousand but fewer than eight thousand inhabitants.

2. By no later than the municipal election in April 2026, a county shall place on the ballot a question of whether to grant a property tax credit pursuant to this section to eligible taxpayers residing in such county in an amount equal to the taxpayer's eligible credit amount. If a majority of the votes cast on the proposal by the qualified voters voting thereon are in favor of the proposal, then the credit shall be in effect and the county shall grant such property tax credit to eligible taxpayers residing in such county in an amount equal to the taxpayer's eligible credit amount.

3. (1) A county granting a credit pursuant to this section shall apply such credit when calculating the eligible taxpayer's property tax liability for the tax year. The amount of the credit shall be noted on the

statement of tax due sent to the eligible taxpayer by the county collector. The county governing body may adopt reasonable procedures in order to carry out the purposes and intent of this section, provided that the county shall not adopt any procedure that limits the definition or scope of eligible credit amount or eligible taxpayer as defined in this section.

(2) If an eligible taxpayer makes new construction and improvements to such eligible taxpayer's homestead, the real property tax liability for the taxpayer's initial credit year shall be increased to reflect the real property tax liability attributable to such new construction and improvements.

(3) If an eligible taxpayer's homestead is annexed into a taxing jurisdiction to which such eligible taxpayer did not owe real property tax in the eligible taxpayer's initial credit year, then the real property tax liability for the taxpayer's initial credit year shall be increased to reflect the real property tax liability owed to the annexing taxing jurisdiction.

4. For the purposes of calculating property tax levies pursuant to section 137.073, the total amount of credits authorized by a county pursuant to this section shall be considered tax revenue, as such term is defined in section 137.073, actually received.

5. A county granting a tax credit pursuant to this section shall notify each political subdivision within such county of the total credit amount applicable to such political subdivision by no later than November thirtieth of each year.

6. No taxpayer shall be authorized to claim a property tax credit pursuant to this section and section 137.1050 for the same homestead.]