

SB 150 INTRODUCED BY BOYLAN
PUBLICATION OF REALTY TRANSFER ACT SALES RATIO STUDY

1/20	INTRODUCED		
1/20	REFERRED TO TAXATION		
1/21	FISCAL NOTE REQUESTED		
1/27	FISCAL NOTE RECEIVED		
1/29	HEARING		
2/03	FISCAL NOTE REQUESTED		
2/03	FISCAL NOTE RECEIVED		
2/11	COMMITTEE REPORT--BILL PASSED		
2/14	2ND READING PASSED	41	6
2/17	3RD READING PASSED	47	3
	TRANSMITTED TO HOUSE		
2/23	REFERRED TO TAXATION		
3/25	HEARING		
4/08	TABLED IN COMMITTEE		

1 Senate BILL NO. 150
2 INTRODUCED BY Boyer
3

4 A BILL FOR AN ACT ENTITLED: "AN ACT DIRECTING THE
5 DEPARTMENT OF REVENUE TO COMPILE AND PUBLISH ANNUALLY
6 INFORMATION OBTAINED FROM THE REALTY TRANSFER ACT AND
7 REQUIRING THE DEPARTMENT OF REVENUE TO PROVIDE INFORMATION
8 TO INDIVIDUAL TAXPAYERS CONCERNING THE VALUATION OF
9 PROPERTIES COMPARABLE TO THEIR OWN; AND AMENDING SECTION
10 15-7-308, MCA."
11

12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

13 Section 1. Section 15-7-308, MCA, is amended to read:

14 "15-7-308. Disclosure of information restricted --
15 sales ratio study. (1) The certificate required by this part
16 and the information therein ~~shall~~ is not be a public record
17 and shall be held confidential by the county clerk and
18 recorder, county assessor, and department of revenue. This
19 is because the legislature finds that the demands of
20 individual privacy outweigh the merits of public disclosure.
21 The foregoing provisions shall not apply to compilations
22 from such certificates or to summaries, analyses, and
23 evaluations based upon such compilations.

24 (2) The department shall publish annually, not later
25 than April 15, a sales ratio study containing comparisons of

1 the assessed values and sales prices of real estate in the
2 various counties and cities in the state from information
3 obtained from realty transfer certificates.

4 (3) A taxpayer who has filed an assessment appeal may
5 request that the department provide assessed values and
6 sales prices of comparable properties located in the same
7 geographic area as the property subject to the appeal. When
8 the department receives such a request and notification of
9 an assessment appeal, it shall, within 3 weeks of its
10 receipt, furnish the taxpayer the assessed values and sales
11 prices of comparable properties located in the same general
12 area as the property under appeal. Comparable properties
13 must be described as to age, size, use, and such other
14 information necessary to establish comparability with the
15 property under appeal. The department may not reveal the
16 exact location or the names of the buyers or sellers of
17 properties designated by the department as comparable sales.
18 This information may be used by the taxpayer and the
19 department in hearings before a tax appeal board and in
20 judicial proceedings. The department shall adopt rules and
21 provide forms for the administration of this section."

-End-



STATE OF MONTANA - FISCAL NOTE

Form BD-15

In compliance with a written request, there is hereby submitted a Fiscal Note for SB150, as introduced.

DESCRIPTION OF PROPOSED LEGISLATION:

Directing the Department of Revenue to compile and publish annually information from the Realty Transfer Act and requiring the Department to provide information to individual taxpayers concerning the valuation of properties comparable to their own.

ASSUMPTIONS:

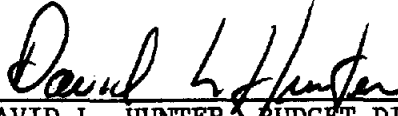
1. The proposal would become effective October 1, 1987.
2. It is assumed that there will be 12,000 assessment appeals made per year in FY88 and FY89.
3. Each assessment appeal will require the Department to provide assessed values and sales prices of similar properties located in the same geographic area. It will take a grade 10 step 2 employee 4 hours to do the research for each appeal. The salary and benefits for this position are \$18,907 per year. (\$36.36 for four hours.)
4. Annual publication of 300 copies of a sales ratio study (70-80 pages) for each of the 56 counties would cost \$50,400 (\$3 per copy). An additional cost of \$500 per year would be incurred for computer time needed to prepare data for the sales ratio study.
5. Data processing costs: 2 grade 7, step 2 FTE at \$15,578 each to input data; one time equipment costs of \$58,984; annual equipment maintenance costs at \$4,416 per year.

FISCAL IMPACT:

	<u>FY88</u>			<u>FY89</u>		
	<u>Current</u>	<u>Proposed</u>	<u>Difference</u>	<u>Current</u>	<u>Proposed</u>	<u>Difference</u>
	<u>Law</u>	<u>Law</u>		<u>Law</u>	<u>Law</u>	
<u>Expenditures:</u> FTE		25.00	25.00	334.05	359.05	25.00
Personal Services	\$ 0	\$467,476	\$467,476	\$ 0	\$467,476	\$467,476
Operating Expenses	0	55,316	55,316	0	55,316	55,316
Equipment	0	58,984	58,984	0	0	0
TOTAL	\$ 0	\$581,776	\$581,776	\$ 0	\$522,792	\$522,792
General Fund	\$ 0	\$581,776	\$581,776	\$ 0	\$522,792	\$522,792

TECHNICAL OR MECHANICAL DEFECTS IN PROPOSED LEGISLATION OR CONFLICTS WITH EXISTING LEGISLATION:

1. No effective date specified.
2. Proposed Section 15-7-308(3) may conflict with Section 15-7-308(1) in cases where unique property is involved and its whereabouts and owner could be deduced from information provided by the Department of Revenue.

 DATE 1/26/87
 DAVID L. HUNTER, BUDGET DIRECTOR
 Office of Budget and Program Planning

 DATE 27 Jan 87
 PAUL BOYLAN, PRIMARY SPONSOR

Fiscal Note for SB150, as introduced.
 SB 150

STATE OF MONTANA - FISCAL NOTE

Form BD-15

In compliance with a written request, there is hereby submitted a Fiscal Note for SB150, as introduced.REVISED FISCAL NOTEDESCRIPTION OF PROPOSED LEGISLATION:

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ASSUMPTIONS:

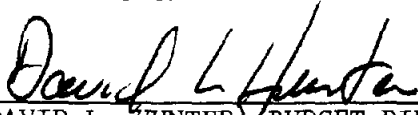
1. The proposal would become effective October 1, 1987.
2. It is assumed that there will be 10,000 assessment appeals in FY88 and 5,000 FY89.
3. Each assessment appeal will require the Department to provide assessed values and sales prices of similar properties located in the same geographic area. It will take a grade 10 step 2 employee 4 hours to do the research for each appeal. The salary and benefits for this position are \$18,907 per year. (\$36.36 for four hours.)
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FISCAL IMPACT:

	FTE	FY88			FY89		
		Current	Proposed	Difference	Current	Proposed	Difference
		Law	Law		Law	Law	
Expenditures:			21.00	21.00	12.00	12.00	
Personal Services		\$ 0	\$394,756	\$394,756	\$ 0	\$212,956	\$212,956
Operating Expenses		0	55,316	55,316	0	55,316	55,316
Equipment		0	58,984	58,984	0	0	0
	TOTAL	\$ 0	\$509,056	\$509,056	\$ 0	\$268,272	\$268,272
General Fund		\$ 0	\$509,056	\$509,056	\$ 0	\$268,272	\$268,272

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 DATE 1/30/87
 DAVID L. HUNTER, BUDGET DIRECTOR
 Office of Budget and Program Planning

 DATE _____
 PAUL BOYLAN, PRIMARY SPONSOR

Fiscal Note for SB150, as introduced.REVISED FISCAL NOTE SB 150

APPROVED BY COMMITTEE
ON TAXATION

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2 Boyer
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