

Senate Assessment and Taxation Committee Written Testimony in Support of SB 196

Rob Roberts, Miami County Commissioner

As the Kansas Legislature convenes for its 2024 session with our 165 men and women across this great state who represent the wants, wishes, dreams, concerns, thoughts, and ideas of our citizens, this is the perfect opportunity to work on the biggest problem this state has, Property Taxes and Property values!

It should be no surprise to our Kansas State Officials that fully funding the Local Ad Valorem Tax Reduction Act (LAVTR) and the City-County Revenue Sharing as it was written into law would be a great first start. These two laws actually use a small portion of the current state sales tax revenue to fully fund the requirements of the law. Which in short, does not require any new taxes! The last time the State funded this law was twenty (20) plus years ago. When the State provides this money to the local government then the local government would lower the local property taxes an equal amount for the following years budget, sound simply right, so why not DO IT!

Does the State have the Money, ABSOLUTELY, it has been reported that Kansas State Government has \$3,000,000,000 , YES, that is \$ 3 BILLION plus Dollars in revenue that is unbudgeted money which means they overtaxed all of us! This is collected tax money that can be easily put to work to help lower property taxes. This action would help the local government with some relief toward the next year's budget.

Property Values have been a major topic of discussion and frustration for several years. Let's be honest if your property values are going up then UNLESS the State, city, county, school and any other local government lowers its own tax levy your property taxes will see an increase.

Why do property values increase? Our Kansas Constitution requires residential property to be valued at Market value, which means when property starts selling at unbelievable prices, which they have been for several years, we should expect our homes to naturally increase in value. If you happen to be a seller, then you are most likely a happy seller.

Now let's set the record straight the Board of County Commissioners (BOCC) NEVER SETS the Value of your property! We have NO LEGAL authority over any aspect of how it is done. If someone has told you that, they are Sadly mistaken.

The property value laws, and Tax policy are the responsibility of the State Government, our State Officials, yes, the 165 Senators and House of Representatives write and pass all the tax policies laws The local government is required to follow the laws. Every function of the property valuation system is overseen by our State Officials. The Kansas Department of Revenue oversees the implementation of these tax policies.

Let's Start with funding these two existing laws, the money is in the bank, please give it back!

Start working on solutions that can broaden the tax base because currently residential properties pay 65% to 70% of all property taxes. However, in the year 2000 residential properties only paid 30% to 35% of all property tax. WHY THE SHIFT!!! This information Came from the Kansas Department of Revenue.