

**As Amended by House Committee**

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**As Amended by Senate Committee**

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Session of 2014

**SENATE BILL No. 360**

By Senators Petersen, Faust-Goudeau, O'Donnell and Tyson

2-10

1 AN ACT concerning taxation; relating to property tax; homestead  
2 destroyed or substantially destroyed by natural disaster; *certain*  
3 *agreements by board of county commissioners as to payment of*  
4 *taxes*; amending K.S.A. 2013 Supp. 79-1613 *and 79-1703* and  
5 repealing the existing ~~section~~ *sections*.

6  
7 *Be it enacted by the Legislature of the State of Kansas:*

8 Section 1. K.S.A. 2013 Supp. 79-1613 is hereby amended to read as  
9 follows: 79-1613. (a) As used in this section:

10 (1) "Destroyed or substantially destroyed" means damage of any  
11 origin sustained by a homestead as the direct result of: **(A)** an earthquake,  
12 flood, tornado, fire, ~~or~~ storm; ~~or other~~ **(B)** an event or occurrence which  
13 the governor of the state of Kansas has declared a disaster, whereby the  
14 cost of restoring the structure to its before-damaged condition would equal  
15 or exceed 50% of the market value of the structure before the damage  
16 occurred.

17 (2) "Homestead" means the dwelling, or any part thereof, whether  
18 owned or rented, which is occupied as a residence by the household and so  
19 much of the land surrounding it, as defined as a home site for ad valorem  
20 tax purposes, and may consist of a part of a multi-dwelling or multi-  
21 purpose building and a part of the land upon which it is built or a  
22 manufactured home or mobile home and the land upon which it is situated.  
23 "Owned" includes a vendee in possession under a land contract, a life  
24 tenant, a beneficiary under a trust and one or more joint tenants or tenants  
25 in common.

26 (3) "Public or private buyout" means any buyout from a local, state or  
27 federal governmental entity or any non-governmental entity, including, but  
28 not limited to, an individual, foundation, trust, association, corporation,  
29 limited liability company or partnership.

30 (b) The owner of any homestead listed and assessed for property  
31 taxation purposes which was destroyed or substantially destroyed due to  
32 an earthquake, flood, tornado, fire, storm, or other event or occurrence  
33 which the governor of the state of Kansas has declared a disaster may  
34 make application to the board of county commissioners of the county in

1 which such property is located for the abatement of property taxes levied  
2 upon such homestead or for a credit against property taxes payable by such  
3 owner, as permitted by this section.

4 (1) If such homestead has been so destroyed or substantially  
5 destroyed after January 1 of a particular year but prior to August 15 of  
6 such year, the owner of such homestead may make application to such  
7 board of county commissioners for the abatement of property taxes levied  
8 upon such homestead, or if such property taxes have been paid or partially  
9 paid, may make application for the granting of a credit against property  
10 taxes payable by such owner during any or all of the next succeeding three  
11 taxable years.

12 (2) If such homestead has been so destroyed or substantially  
13 destroyed on or after August 15 of a particular year but prior to January 1  
14 of the next succeeding year, the owner of such homestead may make  
15 application to such board of county commissioners for the granting of a  
16 credit against property taxes payable by such owner during any or all of  
17 the next succeeding three taxable years.

18 (c) An application for relief as permitted by subsection (b) may be  
19 made for abatement of property taxes assessed but not yet paid, or for a  
20 grant of a credit for assessed property taxes paid or for both, as the case  
21 may be, and may be made on or before December 20 of the year next  
22 succeeding the year for which such taxes have been assessed.

23 (d) Upon receipt of any such application, subject to budgetary  
24 restraints of the county or taxing subdivision arising from the event or  
25 occurrence declared a disaster by the governor, the board of county  
26 commissioners shall inquire into and make findings regarding, among  
27 other things, whether the property is a homestead, as defined in subsection  
28 (a), whether the homestead was destroyed or substantially destroyed, as  
29 defined in subsection (a) and the assessed valuation thereof. If it is  
30 determined that an owner of such homestead is entitled to an abatement of  
31 all or any portion of the property taxes levied against such homestead or is  
32 entitled to a credit against property taxes payable by such owner in any or  
33 all of the next succeeding three years, the board may issue an order so  
34 providing.

35 (e) ~~The board shall not grant an application for relief by an owner  
36 who is a recipient of funds from either a public or private buyout or  
37 insurance proceeds, which, as the case may be, are of an amount equal to  
38 or greater than 50% of the entire pre-disaster value of the homestead  
39 which was destroyed or substantially destroyed.~~

40 (f) ~~The county clerk and county treasurer shall in each case of  
41 abatement or credit correct their records in accordance therewith and the  
42 county clerk shall notify the governing body of any taxing district affected  
43 thereby.~~

1        ~~(g)~~(f) The provisions of this section shall be applicable to all taxable  
2 years commencing after December 31, 2011, and ending before January 1,  
3 2014 all taxable years thereafter.

4        **Sec. 2. K.S.A. 2013 Supp. 79-1703 is hereby amended to read as**  
5 **follows: 79-1703. (a) Except as provided in subsection (b) or as**  
6 **otherwise provided by law, no board of county commissioners or other**  
7 **officer of any county shall have power to release, discharge, or remit or**  
8 **commute any portion of the taxes assessed or levied against any person**  
9 **or property within their respective jurisdictions for any reason whatever.**  
10 **Any taxes so discharged, released, or remitted or commuted may be**  
11 **recovered by civil action from the members of the board of county**  
12 **commissioners or such other officer and the sureties of their official**  
13 **bonds at the suit of the attorney general, the county attorney, or of any**  
14 **citizen of the county or the board of education of any school district a**  
15 **part of the territory of which is in such county, as the case may be, and**  
16 **when collected shall be paid into the county treasury to be properly**  
17 **apportioned and paid to the county, municipalities, school districts and**  
18 **other taxing subdivisions entitled thereto. Nothing in this subsection shall**  
19 **be construed to prohibit a board of county commissioners from entering**  
20 **into an agreement whereby the board agrees to pay the full amount of the**  
21 **taxes assessed or levied against any person or property on behalf of such**  
22 **person, as long as such amount is properly apportioned and paid to the**  
23 **county, municipalities, school districts and other taxing subdivisions**  
24 **entitled to a portion of such amount.**

25        **(b) In the event a person, partnership or corporation has failed to**  
26 **pay any portion of the taxes assessed or levied against its property**  
27 **located within any county and such person, partnership or corporation**  
28 **is a debtor in an action filed pursuant to the United States bankruptcy**  
29 **code, the county commissioners of any such county may compromise,**  
30 **assign, transfer or otherwise settle such tax claim in such fashion as the**  
31 **commissioners deem to be in the best interest of the state and all taxing**  
32 **subdivisions affected thereby, subject to approval by the state court of tax**  
33 **appeals; except that, the state and each other taxing subdivision affected**  
34 **by any such settlement shall receive the same proportional share of its**  
35 **respective tax claim. The state court of tax appeals shall respond to such**  
36 **settlement request within 30 days from the date of receiving such request**  
37 **or such request shall be deemed approved.**

38        ~~Sec. 2.~~ **3. K.S.A. 2013 Supp. 79-1613 is and 79-1703 are hereby**  
39 **repealed.**

40        ~~Sec. 3.~~ **4. This act shall take effect and be in force from and after its**  
41 **publication in the statute book.**