

SECOND REGULAR SESSION

# SENATE BILL NO. 509

96TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR WRIGHT-JONES.

Pre-filed December 1, 2011, and ordered printed.

TERRY L. SPIELER, Secretary.

4508S.011

## AN ACT

To amend chapter 67, RSMo, by adding thereto one new section relating to property tax relief for the alleviation of blight in St. Louis City.

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

Section A. Chapter 67, RSMo, is amended by adding thereto one new  
2 section, to be known as section 67.1398, to read as follows:

**67.1398. 1. A governing body of any city not within a county that  
2 desires to have any portion of such city designated as a blighted area  
3 shall hold a public hearing for the purpose of obtaining the opinion and  
4 suggestions of those persons who will be affected by such  
5 designation. The governing body of such city shall notify each affected  
6 political subdivision of such hearing at least thirty days prior thereto  
7 and shall publish notice of such hearing in a newspaper of general  
8 circulation in the area to be affected by such designation at least  
9 twenty days prior to the date of the hearing but not more than thirty  
10 days prior to such hearing. Such notice shall state the time, location,  
11 date, and purpose of the hearing.**

**12 2. After a public hearing is held as required in subsection 1 of  
13 this section, the governing body of such city may adopt an ordinance  
14 designating such area as a blighted area. A designation of a blighted  
15 area shall be effective upon the adoption of the ordinance by the  
16 governing body of such city and shall expire in twenty-five years.**

**17 3. Improvements made to real property as such term is defined  
18 in section 137.010 which are made in a blighted area, located within  
19 such city, subsequent to the date such area was designated, may, upon  
20 approval of an authorizing resolution by the governing body of such  
21 city, be exempt, in whole or in part, from assessment and payment of**

22 ad valorem taxes of one or more affected political subdivisions.

23 4. Such authorizing resolution shall specify the percent of the  
24 exemption to be granted, the duration of the exemption to be granted,  
25 and the political subdivisions to which such exemption is to apply and  
26 any other terms, conditions, or stipulations otherwise required. A copy  
27 of the resolution shall be provided to each affected political subdivision  
28 within thirty calendar days following adoption of the resolution by the  
29 governing body of such city.

30 5. No exemption shall be granted until the governing body of  
31 such city holds a public hearing for the purpose of obtaining the  
32 opinions and suggestions of residents of political subdivisions to be  
33 affected by the exemption from property taxes. The governing body of  
34 such city shall send, by certified mail, a notice of such hearing to each  
35 political subdivision in the area to be affected and shall publish notice  
36 of such hearing in a newspaper of general circulation in the area to be  
37 affected by the exemption at least twenty days prior to the hearing but  
38 not more than thirty days prior to the hearing. Such notice shall state  
39 the time, location, date, and purpose of the hearing.

40 6. No exemption shall be granted for a period more than  
41 twenty-five years following the date on which the area was designated  
42 a blighted area.

43 7. The provisions of subsection 1 of this section shall not apply  
44 to improvements made to real property begun prior to August 28, 2012.

45 8. The abatement referred to in this section shall not relieve the  
46 assessor or other responsible official from ascertaining the amount of  
47 the equalized assessed value of all taxable property annually as  
48 required by section 99.855, 99.957, or 99.1042 and shall not have the  
49 effect of reducing the payments in lieu of taxes referred to in  
50 subdivision (2) of subsection 1 of section 99.845, subdivision (2) of  
51 subsection 3 of section 99.957, or subdivision (2) of subsection 3 of  
52 section 99.1042 unless such reduction is set forth in the plan approved  
53 by the governing body of the municipality pursuant to subdivision (1)  
54 of subsection 1 of section 99.820, section 99.942, or section 99.1027.