

CALL TO ACTION!

April 25, 2016

Dear Missouri Appraiser:

If your Senator is a member of the Senate Jobs, Economic Development and Local Government Committee – please email him or her NOW and tell them you oppose the amendment that was added to HCS HB 1912 that allows Public Administrators to sell real property at auction, with no appraisal to determine the fair market value. The current statute allows them now to sell the property at 75% of the appraised value. Here is a link to the Jobs Committee: <http://www.senate.mo.gov/jobs/>

The concerning language is on page 8 of the bill, and reads as follows:

“473.751. Public administrators may utilize an auction as a way to sell property. Such auction shall serve as the appraisal and sale of such property.”

For your review, I have also included a link to the entire bill:

<http://www.house.mo.gov/billtracking/bills161/billpdf/perf/HB1912P.PDF>

Background

MAAC is very concerned about House Committee Substitute for HB 1912, a bill sponsored by Rep. Dave Hinson (R-St. Clair), relating to political subdivisions. An amendment was added to the bill in the House by Rep. Bart Korman (R-Warrenton) that would allow Public Administrators to auction off real property without having the property appraised. It is likely that members of the Senate Jobs, Economic Development and Local Government Committee will bring up HCS HB 1912 for a vote on Wednesday when they meet at Noon. And, if committee members do not hear any opposition from their constituents, it will likely pass.

Rep. Dave Hinson is adamant he is going to try and keep this amendment. He told the committee last week that the public administrators need this “tool in their toolbox”; it takes too long to sell property that has been appraised; and that the appraisal is often times much higher than the price the property will bring at sale.

Even if your Senator is not on the Jobs Committee, please contact him or her NOW to make them aware of this provision contained in HCS HB 1912 and ask them to vote to have it removed if this bill makes it to the Senate floor with the amendment included. Here is a link to the Senator Roster:

<http://www.senate.mo.gov/2016-senator-listing-2/>

If you do not know who your Senator is – use **Legislator Lookup** on the Senate webpage: www.senate.mo.gov OR on the Appraisers website at www.missouriappraisers.org

Your action on this bill can make a difference. It is much easier if we can get the amendment removed in committee. If not, then there are 34 Senators we must convince that this is a bad amendment.

Public Administrators are charged with the fiduciary responsibility of overseeing and/or selling their client’s property. MAAC does not oppose selling the property at auction but believes that PA’s need to know the fair market value before doing so. The property should be sold in a manner that brings the most value for their clients – who often times need the dollars for their care. Individuals who do not have family members to oversee their property or individuals who become incapacitated with no family, rely on the Public Administrators.

Questions?

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