

Submitter: JB Demaris
On Behalf Of: Property Owners
Committee: Senate Committee On Finance and Revenue
Measure, Appointment or Topic: SB712

I am opposed to SB 712 for the following reasons:

Opposition to SB712: Artificial Property Value Increases

The introduction of SB712 raises significant concerns, particularly regarding its impact on property valuation. While the bill may aim to address key issues, its requirement for artificially increasing property values contradicts the fundamental principles of market-driven valuation. The reasons for opposing SB712 are based on its interference with fair market dynamics and the overreach of government in that process.

Market-Driven Valuation: A Cornerstone of Fair Economics

Property values are best determined through the natural interplay of market forces, reflecting supply, demand, and the unique features of each property. This approach ensures equitable transactions and maintains transparency in the real estate market. SB712, however, disrupts this by introducing mechanisms that inflate property values artificially, creating adverse effects for homeowners and buyers alike.

The Dangers of Artificial Property Value Inflation

1. **Distorted Market Conditions:** Artificial value increases interfere with natural market operations, potentially leading to overvaluation and economic inefficiencies. This can result in inflated housing prices, reducing affordability for prospective buyers.
2. **Increased Financial Burdens:** Higher property values translate into rising property taxes and insurance premiums. Many homeowners, especially those on fixed incomes, may struggle to absorb these additional costs.
3. **Undermined Credibility:** Artificial inflation diminishes trust in the property valuation process, leading to skepticism among stakeholders and undermining confidence in regulatory systems.

Critiques of SB712's Property Valuation Provisions

SB712's reliance on mandated adjustments to property value calculations lacks alignment with real-world market conditions. Such legislation fails to consider the nuanced interplay of economic factors that influence property value. A one-size-fits-all approach will harm the very people it seeks to protect.

Conclusion

While SB712 may aim to address certain challenges, its approach to property valuation is counterproductive. Policymakers should not interfere with an established market driven process for property valuation. This bill does not take a balanced approach—one that protects property owners while preserving the integrity of the real estate market so I am opposed to SB 712..