

Holden Residents: Understanding the SB3 Ballot Issue This April

Missouri Senate Bill 3 (SB3) requires most counties to place a **property tax credit question** on the April 2026 municipal ballot. This credit would either **freeze** property taxes in Johnson County, MO.

To help our community stay informed, here are **neutral pros and cons** of voting **YES** or **NO** on the SB3 measure.

If You Vote YES

Pros

- **Limits or freezes property tax increases** for eligible homeowners, providing predictability and relief from rising assessments. [\[blog.umb.com\]](https://blog.umb.com), [\[archive.act4mo.org\]](https://archive.act4mo.org)
- **Helps homeowner residents on fixed incomes** by ensuring annual tax liability cannot rise at all in zero-percent counties, which includes Johnson County. [\[blog.umb.com\]](https://blog.umb.com)
- Once approved, the tax freeze/cap stays in place indefinitely unless changed by future legislation—offering long-term stability. [\[archive.act4mo.org\]](https://archive.act4mo.org)

Cons

- **Schools, Cities, fire districts, ambulance districts and libraries, and other agencies will face revenue reductions**, because property taxes are their primary funding source. This could affect services or future tax proposals. [\[blog.umb.com\]](https://blog.umb.com)
 - The measure's **implementation details remain unclear**—including how counties calculate credits, handle levies, or assign responsibilities because the language is vague. [\[resources...alsite.net\]](https://resources...alsite.net)
 - A freeze or cap **will not keep pace with rising costs**, potentially creating budget challenges for local government and public safety. [\[blog.umb.com\]](https://blog.umb.com)
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If You Vote NO

Pros

- **Preserves stable funding** for schools, cities, emergency services, city operations, and other essential public services. [\[blog.umb.com\]](http://blog.umb.com)
- Avoids administrative complications and uncertainty surrounding how the credit would be calculated, applied, and tracked. [\[resources...alsite.net\]](http://resources...alsite.net)
- Allows local governments to **keep tax policy aligned with current economic conditions** because it requires tax rate hearings rather than being locked into a long-term freeze or cap. [\[archive.act4mo.org\]](http://archive.act4mo.org)

Cons

- Resident homeowners could continue seeing **property tax increases driven by rising assessments**, without the protection of a cap or freeze. [\[blog.umb.com\]](http://blog.umb.com)
 - Homeowner residents on fixed incomes or tight budgets may feel **greater financial strain** from future assessment cycles. [\[blog.umb.com\]](http://blog.umb.com)
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Final Thought

This measure affects both **individual homeowners' tax bills** and the **community services funded by those taxes**. Please take time to review the details and vote in the April election.