

AN ACT

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

*Codification
District of
Columbia
Official Code*

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To amend, on a temporary basis, the District of Columbia Recordation Tax Act to exempt from the deed recordation tax the transfer of Lots 3 and 4, Square 5919 to Specialty Hospitals of America, LLC; to amend Title 47 of the District of Columbia Official Code to exempt from taxation the land and improvements located in Lots 3 and 4, Square 5919, and from the deed transfer tax, the transfer of Lots 3 and 4, Square 5919 to Specialty Hospitals of America, LLC; to direct the Chief Financial Officer to credit all loan payments received from Greater Southeast Investment, L.P., relating to loans to Specialty Hospitals of America, LLC, and the District's share of proceeds arising from a disposition of any land or improvements in Lots 3 and 4, Square 5919 to the Community Health Care Financing Fund; to require an agreement that addresses cultural competency; and to repeal section 4 of the East of the River Hospital Revitalization Emergency Amendment Act of 2007.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "East of the River Hospital Revitalization Tax Exemption Temporary Amendment Act of 2007".

Sec. 2. Section 302 of the District of Columbia Recordation Tax Act, approved March 2, 1962 (76 Stat. 11; D.C. Official Code § 42-1102), is amended as follows:

Note,
§ 42-1102

- (a) Paragraph (27) is amended by striking the word "and" at the end.
- (b) Paragraph (28) is amended by striking the phrase "as trustee." and inserting the phrase "as trustee; and" in its place.
- (c) A new paragraph (29) is added to read as follows:

"(29) A deed to Lots 3 and 4, Square 5919 transferred to Specialty Hospitals of America, LLC, or certain of its subsidiary entities."

Sec. 3. Title 47 of the District of Columbia Official Code is amended as follows:

- (a) Section 47-902 is amended by adding a new paragraph (24) to read as follows:

Note,
§ 47-902

"(24) Transfer of Lots 3 and 4, Square 5919 to Specialty Hospitals of America,

LLC, or certain of its subsidiary entities.”.

(b) Section 47-1002 is amended by adding a new paragraph (30) to read as follows:

Note,
§ 47-1002

“(30) The land and improvements located in Lots 3 and 4, Square 5919. This exemption shall commence on the date Specialty Hospitals of America, LLC, or certain of its subsidiary entities, takes title to Lots 3 and 4, Square 5919, and shall terminate upon one of the following dates, whichever occurs first:

“(A) The date the Mayor certifies to the District of Columbia Treasurer that Specialty Hospitals of America, LLC, or certain of its subsidiaries, or any party that subsequently acquires by purchase, lease, or exchange Lots 3 and 4, Square 5919, or any part thereof, failed to comply with the terms of an agreement between Specialty Hospitals of America, LLC, or certain of its subsidiaries, with Greater Southeast Investment, L.P., to pay an amount equal to the real property taxes that the owner of Lots 3 and 4, Square 5919 would be obligated to pay on Lots 3 and 4, Square 5919, or any part thereof, in the absence of the exemption provided by this paragraph; or

“(B) The date that the Mayor certifies to the District of Columbia Treasurer that the Acquisition Loan in the maximum principal amount of \$29 million by Greater Southeast Investment, L.P., to Capitol Medical Center, LLC, and CMC Realty, LLC, has been paid in full.”.

Sec. 4. The Chief Financial Officer of the District of Columbia shall credit to the Community Health Care Financing Fund, established by section 101 of the Community Access to Health Care Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-288; D.C. Official Code § 7-1931):

Note,
§ 7-1931

(1) All payments received from Greater Southeast Investment, L.P., relating to its loans of approximately \$49 million to Specialty Hospitals of America, LLC, or certain of its subsidiaries; and

(2) The District’s share of any proceeds arising from a disposition of all, or any part thereof, the land or improvements in Lots 3 and 4, Square 5919.

Sec. 5. As a condition of approval by the Council, Specialty Hospitals of America, LLC, shall enter into an agreement approved by the Mayor that addresses the issue of cultural competency.

Sec. 6. Section 4 of the East of the River Hospital Revitalization Emergency Amendment Act of 2007, effective October 19, 2007 (D.C. Act 17-168; 54 DCR ____), is repealed.

Sec. 7. Fiscal impact statement.

The Council adopts the fiscal impact statement of the Chief Financial Officer as the

fiscal impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

Sec. 8. Effective date.

(a) This act shall take effect following approval by the Mayor (or in the event of veto by the Mayor, action by the Council to override the veto), a 30-day period of Congressional review as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of Columbia Register.

(b) This act shall expire after 225 days of its having taken effect.

Chairman
Council of the District of Columbia

Mayor
District of Columbia