

AN ACT

Bill 19-1010
Act 19-593
effective
January 16,
2013

Codification
District of
Columbia
Official Code
2001 Edition

To amend Chapter 46 of Title 47 of the District of Columbia Official Code to provide an abatement of real property taxes for the Howard Town Center.

Howard Town
Center Real
Property Tax
Abatement
Act of 2012

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Howard Town Center Real Property Tax Abatement Act of 2012”.

Sec. 2. Chapter 46 of Title 47 of the District of Columbia Official Code is amended as follows:

(a) The table of contents is amended by adding a new section designation to read as follows:

“47-4656. Abatement of real property taxes for Howard Town Center.”.

(b) A new section 47-4656 is added to read as follows:

“§ 47-4656. Abatement of real property taxes for Howard Town Center.

“(a) Subject to subsection (c) of this section, the tax imposed by Chapter 8 of this title on the real property described as Lots 930 and 933, Square 2877, and any improvements thereon, owned by Howard University and developed by Howard Town Center Developer, LLC, shall be abated for 10 real property tax years in accordance with subsection (b) of this section.

“(b) The abatement provided for in subsection (a) of this section shall:

“(1) Commence with the tax year in which the final certificate of occupancy is issued to the last property developed on the site, but in no case before October 1, 2014; and

“(2) Be in the amount of \$1.1 million per year, not to exceed \$11 million in the aggregate over 10 years.

“(c) To receive the abatement provided for in subsection (a) of this section:

“(1) The development of the real property shall:

“(A) Be a mixed-use development;

“(B) Comply with § 2-219.03 and § 2-218.46;

“(C) Require that at least 51% of construction hours are completed by

District residents;

“(D) Require that at least 51% of the permanent jobs in the development are filled by District residents; and

“(E) Reserve all the apprenticeships in the development project for District residents; and

New
§ 47-4656

“(2) The Mayor shall certify to the Office of Tax and Revenue that the development project has met each of the conditions set forth in paragraph (1) of this subsection.”.

Sec. 3. Applicability.

**Delayed
Applicability**

This act shall apply upon the inclusion of its fiscal effect in an approved budget and financial plan, as certified by the Chief Financial Officer to the Budget Director of the Council in a certification published by the Council in the District of Columbia Register.

Sec. 4. Fiscal impact statement.

The Council adopts the fiscal impact statement in the committee report 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. 5. Effective date.

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.