

AN ACT

Bill 19-800
Act 19-652
effective
January 29,
2013

Codification
District of
Columbia
Official Code
2001 Edition

Israel Senior
Residences
Tax
Exemption
Act of 2012

To amend Chapter 46 of Title 47 of the District of Columbia Official Code to provide a real property tax exemption to the Israel Senior Residences project, and to provide an exemption from permit fees to the Israel Senior Residences project.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Israel Senior Residences Tax Exemption 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 47-4659 to read as follows:

“47-4659. The Israel Senior Residences, Lot 60, Square 3848.”.

(b) A new section 47-4659 is added to read as follows:

“§ 47-4659. The Israel Senior Residences, Lot 60, Square 3848.

“(a) Beginning on the 1st day of the half tax year immediately following the date on which site preparation begins, as evidenced by the issuance of a grading permit or excavation permit, whichever is issued first, the Housing Element shall be exempt from real property taxes actually assessed and imposed under Chapter 8 of this title; provided, that:

“(1) The first level of concrete shall be laid for the Israel Senior Residences by December 31, 2013;

“(2) A certificate of occupancy for the Housing Element shall have been issued within 24 months after the first level of concrete has been laid; and

“(3) The affordable units shall be registered on-line within 60 days of issuance of the certificate of occupancy for the Housing Element and shall have been issued on the housing locator at www.dchousingsearch.org, where the affordable units shall be registered and monitored for compliance.

“(b) For each deadline set forth in subsection (a) of this section, one 6-month extension may be granted at the discretion of the Mayor.

“(c) If the deadlines set forth in subsection (a) of this section, as they may be extended by the Mayor pursuant to subsection (b) of this section, are not met, the Israel Senior Residences, LLC, shall pay to the District a sum equal to the amount of real property tax that would have been imposed on the Israel Senior Residences project in the absence of the exemption provided in subsection (a) of this section.

“(d)(1) The exemption from real property taxation provided in subsection (a) of this section shall expire on the date that is the last day of the half tax year immediately following the

New
§ 47-4659

earlier of the passage of 30 years or the date on which the Housing Element no longer has at least 50% of the total units of the Israel Senior Residences project designated as affordable units.

“(2) The owner shall inform the Office of Tax and Revenue when the Housing Element is no longer entitled to the exemption granted by subsection (a) of this section.

“(e) Notwithstanding any other provision of law, no fees shall be charged to the developer of the Israel Senior Residences project for any permits related to the construction of the Israel Senior Residences, including private space or building permit fees or public space permit fees. The exemption provided by this subsection shall not include inspection fees for such permits.

“(f) For the purposes of this section, the term:

“(1) “Affordable units” means residential units affordable to households with incomes between 50% and 80% of the area median income of the Washington, D.C. metropolitan statistical area, as determined annually by the United States Department of Housing and Urban Development, or its successor agency, which units shall comprise no less than 100% of the total number of units in the Israel Senior Residences project.

“(2) “Housing Element” means Lot 60, Square 3848, on which the residential units and accessory parking of the Israel Senior Residences project shall be constructed.

“(3) “The Israel Senior Residences LLC” means the entity that will construct the Israel Senior Residences on Lot 60, Square 3848, or such other taxation lots that may be created from the current Lot 60.”.

Sec. 3. 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.

**Delayed
Applicability**

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.