

2020 -- S 2351

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2020

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A N A C T

RELATING TO TAXATION -- PROPERTY SUBJECT TO TAXATION

Introduced By: Senator Samuel W. Bell

Date Introduced: February 13, 2020

Referred To: Senate Finance

It is enacted by the General Assembly as follows:

1 SECTION 1. Sections 44-3-9, 44-3-9.1, 44-3-9.1.1, 44-3-9.2, 44-3-9.2.1, 44-3-9.3, 44-3-
2 9.4, 44-3-9.5, 44-3-9.6, 44-3-9.7, 44-3-9.8, 44-3-9.10 and 44-3-47 of the General Laws in Chapter
3 44-3 entitled "Property Subject to Taxation" are hereby repealed.

4 ~~44-3-9. Exemption or stabilizing of taxes on property used for manufacturing,~~
5 ~~commercial, or residential purposes.~~

6 ~~(a)(1) Except as provided in this section, the electors of any city or town qualified to vote~~
7 ~~on a proposition to appropriate money or impose a tax when legally assembled, may vote to~~
8 ~~authorize the city or town council, for a period not exceeding twenty (20) years, and subject to the~~
9 ~~conditions as provided in this section, to exempt from payment, in whole or in part, real and~~
10 ~~personal property which has undergone environmental remediation, is historically preserved, or is~~
11 ~~used for affordable housing, manufacturing, commercial, or residential purposes, or to determine~~
12 ~~a stabilized amount of taxes to be paid on account of the property, notwithstanding the valuation~~
13 ~~of the property or the rate of tax; provided, that after public hearings, at least ten (10) days' notice~~
14 ~~of which shall be given in a newspaper having a general circulation in the city or town, the city or~~
15 ~~town council determines that:~~

16 ~~(i) Granting of the exemption or stabilization will inure to the benefit of the city or town~~
17 ~~by reason of:~~

18 ~~(A) The willingness of the manufacturing or commercial concern to locate in the city or~~
19 ~~town, or of individuals to reside in such an area; or~~

1 ~~(B) The willingness of a manufacturing firm to expand facilities with an increase in~~
2 ~~employment or the willingness of a commercial or manufacturing concern to retain or expand its~~
3 ~~facility in the city or town and not substantially reduce its work force in the city or town; or~~

4 ~~(C) An improvement of the physical plant of the city or town which will result in a long-~~
5 ~~term economic benefit to the city or town and state; or~~

6 ~~(D) An improvement which converts or makes available land or facility that would~~
7 ~~otherwise be not developable or difficult to develop without substantial environmental~~
8 ~~remediation; or~~

9 ~~(ii) Granting of the exemption or stabilization of taxes will inure to the benefit of the city~~
10 ~~or town by reason of the willingness of a manufacturing or commercial or residential firm or~~
11 ~~property owner to construct new or to replace, reconstruct, convert, expand, retain or remodel~~
12 ~~existing buildings, facilities, machinery, or equipment with modern buildings, facilities, fixtures,~~
13 ~~machinery, or equipment resulting in an increase or maintenance in plant, residential housing or~~
14 ~~commercial building investment by the firm or property owned in the city or town;~~

15 ~~(2) Provided that should the city or town council make the determination in subparagraph~~
16 ~~(1)(i)(B) of this subsection, any exemption or stabilization may be granted as to new buildings,~~
17 ~~fixtures, machinery, or equipment for new buildings, firms or expansions, and may be granted as~~
18 ~~to existing buildings, fixtures, machinery and equipment for existing employers in the city or~~
19 ~~town.~~

20 ~~(b) Cities shall have the same authority as is granted to towns except that authority~~
21 ~~granted to the qualified electors of a town and to town councils shall be exercised in the case of a~~
22 ~~city by the city council.~~

23 ~~(c) For purposes of this section, "property used for commercial purposes" means any~~
24 ~~building or structures used essentially for offices or commercial enterprises.~~

25 ~~(d) Except as provided in this section, property, the payment of taxes on which has been~~
26 ~~so exempted or which is subject to the payment of a stabilized amount of taxes, shall not, during~~
27 ~~the period for which the exemption or stabilization of the amount of taxes is granted, be further~~
28 ~~liable to taxation by the city or town in which the property is located so long as the property is~~
29 ~~used for the manufacturing or commercial, or residential purposes for which the exemption or~~
30 ~~stabilized amount of taxes was made.~~

31 ~~(e) Notwithstanding any vote of the qualified electors of a town and findings of a town~~
32 ~~council or of any vote and findings by a city council, the property shall be assessed for and shall~~
33 ~~pay that portion of the tax, if any, assessed by the city or town in which the real or personal~~
34 ~~property is located, for the purpose of paying the indebtedness of the city or town and the~~

1 ~~indebtedness of the state or any political subdivision of the state to the extent assessed upon or~~
2 ~~apportioned to the city or town, and the interest on the indebtedness, and for appropriation to any~~
3 ~~sinking fund of the city or town, which portion of the tax shall be paid in full, and the taxes so~~
4 ~~assessed and collected shall be kept in a separate account and used only for that purpose.~~

5 ~~(f) Nothing in this section shall be deemed to permit the exemption or stabilization~~
6 ~~provided in this section for any manufacturing or commercial concern relocating from one city or~~
7 ~~town within the state of Rhode Island to another.~~

8 ~~(g) Renewable energy resources, as defined in § 39-26-5, qualify for tax stabilization~~
9 ~~agreements pursuant to § 44-3-9(a).~~

10 ~~**44-3-9.1. Woonsocket -- Exemption or stabilizing of taxes on qualifying property**~~
11 ~~**located in designated districts in the city.**~~

12 ~~(a) Except as provided in this section, the city council of the city of Woonsocket may~~
13 ~~vote to authorize, for a period not exceeding ten (10) years, and subject to the conditions provided~~
14 ~~in this section, to exempt from payment, in whole or in part, real and personal qualifying~~
15 ~~property, or to determine a stabilized amount, of taxes to be paid on account of the qualifying~~
16 ~~property located within a district designated by the city council, notwithstanding the valuation of~~
17 ~~the property or the rate of tax; provided, that after a public hearing, at least ten (10) days' notice~~
18 ~~of which shall be given in a newspaper having a general circulation in the city, the city council~~
19 ~~determines that designation of the district and granting of the exemption or stabilization for~~
20 ~~qualifying property located in the city will inure to the benefit of the city by reason of the~~
21 ~~willingness of owners of qualifying property to replace, reconstruct, expand, or remodel existing~~
22 ~~buildings, facilities, machinery, or equipment with modern buildings, facilities, fixtures,~~
23 ~~machinery, or equipment, or to construct new buildings or facilities or acquire new machinery or~~
24 ~~equipment for use in such buildings or facilities, resulting in an increase in investment by such~~
25 ~~owners in the city.~~

26 ~~(b) For purposes of this section, "qualifying property" means any building or structures~~
27 ~~used or intended to be used essentially for offices or commercial enterprises or for residential~~
28 ~~purposes.~~

29 ~~(c) Except as provided in this section, property, the payment of taxes on which has been~~
30 ~~so exempted or which is subject to the payment of a stabilized amount of taxes, shall not, during~~
31 ~~the period for which the exemption or stabilization of the amount of taxes is granted, be further~~
32 ~~liable to taxation by the city so long as that property is used or intended to be used for the~~
33 ~~manufacturing, commercial, or residential purposes for which the exemption or stabilized amount~~
34 ~~of taxes was made.~~

1 ~~(d) Notwithstanding any vote and findings by the city council, the property shall be~~
2 ~~assessed for and shall pay that portion of the tax, if any, assessed by the city, for the purpose of~~
3 ~~paying the indebtedness of the city and the indebtedness of the state or any political subdivision~~
4 ~~of the state to the extent assessed upon or apportioned to the city, and the interest on the~~
5 ~~indebtedness, and for appropriation to any sinking fund of the city, which portion of the tax shall~~
6 ~~be paid in full, and the taxes so assessed and collected shall be kept in a separate account and~~
7 ~~used only for that purpose.~~

8 ~~**44-3-9.1.1. Woonsocket -- Rehabilitation exemption for qualified residential**~~
9 ~~**structures in the city.**~~

10 ~~(a)(1) The tax assessor of the city of Woonsocket is authorized to grant a rehabilitation~~
11 ~~exemption from taxation for certain qualified residential structures. A "qualified residential~~
12 ~~structure" is defined as a residential structure or structures which is or are certified by the~~
13 ~~building inspection services division of the city of Woonsocket as being eligible for exemption.~~
14 ~~Eligibility for the exemption may be provided if the following conditions are met:~~

15 ~~(i) The property is strictly residential in nature, consisting of three (3) or more units on a~~
16 ~~single lot, and was acquired by the applicant at a date subsequent to its being certified as vacant~~
17 ~~by the building inspection services division. The building inspection services division will~~
18 ~~maintain a list of vacant properties, which will be updated monthly.~~

19 ~~(ii) All permits necessary for the completed renovations, which will make the building(s)~~
20 ~~meet minimum housing codes must be issued and provided to the tax assessor from the building~~
21 ~~inspection services division. An inspection of the structure by the building inspection services~~
22 ~~division, including the owner, contractor, electrical contractor, and minimum housing inspector,~~
23 ~~shall be done prior to the beginning of renovation.~~

24 ~~(2) Upon furnishing to the city assessor proof that the requirements of subdivision (1) of~~
25 ~~this subsection have been met, the assessor shall certify to the applicant, in writing, that the~~
26 ~~property is eligible.~~

27 ~~(b) Upon certification of eligibility, the property shall receive the following rehabilitation~~
28 ~~exemption:~~

29 ~~(1) For both owner occupied and non owner occupied, the assessment for the next tax~~
30 ~~year, hereinafter called "the base year," shall be zero percent (0%) of the previous year's~~
31 ~~valuation;~~

32 ~~(2) If owner occupied, the assessment for the second year following certification shall be~~
33 ~~twenty percent (20%) of the base year's valuation. If non owner occupied, the assessment for the~~
34 ~~second year shall be fifty percent (50%) of the base year's valuation;~~

1 ~~(3) If owner occupied, the assessment for the third year following certification shall be~~
2 ~~forty percent (40%) of the base year's valuation. If non-owner occupied, the assessment for the~~
3 ~~third year following certification shall be one hundred percent (100%) of the base year's valuation~~
4 ~~plus the value of the improvements added to the original valuation;~~

5 ~~(4) If owner occupied, the assessment for the fourth year following certification shall be~~
6 ~~sixty percent (60%) of the base year's valuation;~~

7 ~~(5) If owner occupied, the assessment for the fifth year following certification shall be~~
8 ~~eighty percent (80%) of the base year's valuation;~~

9 ~~(6) If owner occupied, the assessment for the sixth year following certification shall be~~
10 ~~one hundred percent (100%) of the base year's valuation plus the value of the improvements~~
11 ~~added to the original valuation.~~

12 ~~(e) If the city of Woonsocket implements property revaluation during the program, the~~
13 ~~original base year's valuation shall be replaced by the new assessed valuation with the percentage~~
14 ~~adjustment made as specified.~~

15 ~~(d) The rehabilitation exemption shall not apply to any of the following types of~~
16 ~~properties:~~

17 ~~(1) Mixed commercial and residential use;~~

18 ~~(2) Commercial and/or industrial use;~~

19 ~~(3) Single and two family properties;~~

20 ~~(4) Properties damaged by fire which are covered by insurance;~~

21 ~~(5) Properties boarded or secured to protect mortgagor's interest, and not due to disrepair.~~

22 ~~(e) The rehabilitation exemption shall cease upon the occurrence of any one of the~~
23 ~~following conditions:~~

24 ~~(1) Property is sold or title transferred at any time during the term of said exemption;~~

25 ~~(2) Failure to complete permitted work within a timely manner as determined by the~~
26 ~~building inspector;~~

27 ~~(3) In properties that were owner occupied, if the owner moves out of the property, the~~
28 ~~property's exemption changes to whatever status it would be if it were in the non-owner occupied~~
29 ~~status.~~

30 ~~**44-3-9.2. North Smithfield --- Exemption or stabilizing of taxes on qualifying**~~
31 ~~**property used for manufacturing or commercial purposes.**~~

32 ~~(a) Except as provided in this section, the town council of the town of North Smithfield~~
33 ~~may vote to authorize, for a period not to exceed ten (10) years, and subject to the conditions~~
34 ~~provided in this section, to exempt from payment, in whole or in part, real and personal property~~

1 ~~used for manufacturing or commercial purposes, or to determine a stabilized amount of taxes to~~
2 ~~be paid on account of the property, notwithstanding the valuation of the property or the rate of~~
3 ~~tax; provided, that after public hearings, at least ten (10) days' notice of which shall be given in a~~
4 ~~newspaper having a general circulation in the town, the town council determines that:~~

5 ~~(1) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
6 ~~town by reason of:~~

7 ~~(i) The willingness of the manufacturing or commercial firm or concern to locate in the~~
8 ~~town; or~~

9 ~~(ii) The willingness of a manufacturing or commercial firm or concern to expand~~
10 ~~facilities with an increase in employment; or~~

11 ~~(2) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
12 ~~town by reason of the willingness of a manufacturing or commercial firm or concern to replace,~~
13 ~~reconstruct, expand, or remodel existing buildings, facilities, fixtures, machinery, or equipment~~
14 ~~with modern buildings, facilities, fixtures, machinery, or equipment resulting in an increase in~~
15 ~~plant or commercial building investment by the firm or concern in the town.~~

16 ~~(b) For purposes of this section, "real property used for commercial purposes" includes~~
17 ~~any building or structure used for offices or commercial enterprises including without limitation~~
18 ~~any building or structure used for wholesale, warehouse, distribution, and/or storage businesses,~~
19 ~~used for service industries, or used for any other commercial business and the land on which the~~
20 ~~building or structure is situated and not used for residential purposes.~~

21 ~~(c) For purposes of this section, "personal property used for commercial purposes" means~~
22 ~~any personal property owned by a firm or concern occupying a building, structure, and/or land~~
23 ~~used for commercial purposes and used by such firm or concern in its commercial enterprise~~
24 ~~including, without limitation, furniture, fixtures, equipment, machinery, stock in trade, and~~
25 ~~inventory.~~

26 ~~(d) Except as provided in this section, property, the payment of taxes on which has been~~
27 ~~so exempted or which is subject to the payment of a stabilized amount of taxes, shall not, during~~
28 ~~the period for which the exemption or stabilization of the amount of taxes is granted, be further~~
29 ~~liable to taxation by the town in which the property is located so long as the property is used for~~
30 ~~the manufacturing or commercial purposes for which the exemption or stabilized amount of taxes~~
31 ~~was made.~~

32 ~~(e) Notwithstanding any vote and findings by the town council, the property shall be~~
33 ~~assessed for and shall pay that portion of the tax, if any, assessed by the town of North Smithfield~~
34 ~~for the purpose of paying the indebtedness of the town and the indebtedness of the state or any~~

1 ~~political subdivision of the state to the extent assessed upon or apportioned to the town, and the~~
2 ~~interest on the indebtedness, and for appropriation to any sinking fund of the town, which portion~~
3 ~~of the tax shall be paid in full, and the taxes so assessed and collected shall be kept in a separate~~
4 ~~account and used only for that purpose.~~

5 ~~**44-3-9.2.1. North Smithfield -- Exemption or partial abatement of taxes for Rankin**~~

6 ~~**Estates:**~~

7 ~~The town council of the town of North Smithfield may vote, at a duly noticed public~~
8 ~~meeting, to grant a partial abatement of taxes for a sum total yearly abatement in the amount of~~
9 ~~fourteen thousand three hundred dollars (\$14,300), for a period of seven (7) years from the date~~
10 ~~of master plan approval for a grand total of one hundred thousand one hundred dollars (\$100,100)~~
11 ~~in abatements for the real property known as "Rankin Estates" which consists of property located~~
12 ~~in the town of North Smithfield laid out and designated as assessor's plat 14, Lots 17, 19, 20, 29,~~
13 ~~31-34, 36, 88, 93, 106, 107, 123, 125, 128, 135, 136, 139, 140, 141, 144, 145, 147, 159, 202, 242.~~

14 ~~**44-3-9.3. Burrillville -- Exemption or stabilizing of taxes on qualifying property used**~~
15 ~~**for manufacturing, commercial or mixed-use purposes.**~~

16 ~~(a) Except as provided in this section, the town council of the town of Burrillville may~~
17 ~~vote to authorize, for a period not to exceed ten (10) years, and subject to the conditions as~~
18 ~~provided in this section, to exempt from payment, in whole or in part, real and personal property~~
19 ~~used for manufacturing, commercial or mixed-use purposes, or to determine a stabilized amount~~
20 ~~of taxes to be paid on account of such property, notwithstanding the valuation of the property or~~
21 ~~the rate of tax; provided, that after public hearings, at least ten (10) days' notice of which shall be~~
22 ~~given in a newspaper having a general circulation in the town, the town council determines that:~~

23 ~~(1) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
24 ~~town by reason of:~~

25 ~~(i) The willingness of the manufacturing or commercial firm or concern to locate in the~~
26 ~~town; or~~

27 ~~(ii) The willingness of a manufacturing or commercial firm or concern to expand~~
28 ~~facilities with an increase in employment; or~~

29 ~~(2) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
30 ~~town by reason of the willingness of a manufacturing, commercial or mixed-use firm or concern~~
31 ~~to replace, reconstruct, expand, or remodel existing buildings, facilities, fixtures, machinery, or~~
32 ~~equipment with modern buildings, facilities, fixtures, machinery, or equipment resulting in an~~
33 ~~increase in plant, commercial or mixed-use building investment by the firm or concern in the~~
34 ~~town.~~

1 ~~(b) For purposes of this section, "real property used for commercial or mixed use~~
2 ~~purposes" includes any building or structure used for offices or commercial enterprises,~~
3 ~~including, without limitation, any building or structure used for wholesale, warehouse,~~
4 ~~distribution, and/or storage businesses, used for service industries, or used for any other~~
5 ~~commercial business, including mixed use, and the land on which any such building or structure~~
6 ~~is situated and not used solely for residential purposes.~~

7 ~~(c) For purposes of this section, "personal property used for commercial or mixed use~~
8 ~~purposes" means any personal property owned by a firm or concern occupying a building,~~
9 ~~structure, and/or land used for commercial or mixed use purposes and used by such firm or~~
10 ~~concern in its commercial or mixed use enterprise including, without limitation, furniture,~~
11 ~~fixtures, equipment, machinery, stock in trade, and inventory.~~

12 ~~(d) Except as provided in this section, real and personal property, the payment of taxes on~~
13 ~~which has been so exempted or that is subject to the payment of a stabilized amount of taxes,~~
14 ~~shall not, during the period for which the exemption or stabilization of the amount of taxes is~~
15 ~~granted, be further liable to taxation by the town in which the property is located so long as the~~
16 ~~property is used for the manufacturing, commercial or mixed use purposes for which the~~
17 ~~exemption or stabilized amount of taxes was made.~~

18 ~~(e) Notwithstanding any vote and findings by the town council, the property shall be~~
19 ~~assessed for and shall pay that portion of the tax, if any, assessed by the town of Burrillville, for~~
20 ~~the purpose of paying the indebtedness of the town and the indebtedness of the state or any~~
21 ~~political subdivision of the state to the extent assessed upon or apportioned to the town, and the~~
22 ~~interest on the indebtedness, and for appropriation to any sinking fund of the town, which portion~~
23 ~~of the tax shall be paid in full, and the taxes so assessed and collected shall be kept in a separate~~
24 ~~account and used only for that purpose.~~

25 ~~**44-3-9.4. Middletown -- Economic development tax incentive program -- Assessed**~~
26 ~~**valuation exemptions or stabilizing of taxes.**~~

27 ~~(a) The town council of the Town of Middletown may, by ordinance, provide for a~~
28 ~~schedule of exemptions from assessed valuation for real and personal property of property owners~~
29 ~~or businesses which create jobs in the town and which qualify under such ordinance.~~

30 ~~(b) The town council of the Town of Middletown may, by ordinance, provide for a~~
31 ~~schedule of exemptions from assessed valuation or determine a stabilized amount of taxes to be~~
32 ~~paid for real and personal property of property owners or businesses for any retrofit, expansion or~~
33 ~~renovation of specifically permitted uses under such ordinance and which qualify under such~~
34 ~~ordinance. The ordinance shall specify the kinds of retrofitting, expansion and renovation for~~

1 ~~which exemptions or stabilization will be permitted. The exemption shall be for a period of no~~
2 ~~more than five (5) years.~~

3 ~~(c) The amount of the exemption or stabilization and the rules and regulations regarding~~
4 ~~the eligibility and qualification for the exemption or stabilization shall be provided by ordinance~~
5 ~~and the town council may, from time to time, by amendment to the ordinance, make those~~
6 ~~changes in the amount of exemption or stabilization or in the rules and regulations regarding~~
7 ~~eligibility and qualification for exemption as it deems necessary.~~

8 ~~**44-3-9.5. North Providence -- Exemption or stabilizing of taxes on qualifying**~~
9 ~~**property used for manufacturing or commercial purposes.**~~

10 ~~(a) Except as provided in this section, the town council of the town of North Providence~~
11 ~~may vote to authorize, for a period not to exceed ten (10) years, and subject to the conditions as~~
12 ~~provided in this section, to exempt from payment, in whole or in part, real and personal property~~
13 ~~used for manufacturing, or commercial purposes, or to determine a stabilized amount of taxes to~~
14 ~~be paid on account of such property, notwithstanding the valuation of the property or the rate of~~
15 ~~tax; provided, that after public hearings, at least ten (10) days' notice of which shall be given in a~~
16 ~~newspaper having a general circulation in the town, the town council determines that:~~

17 ~~(1) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
18 ~~town by reason of:~~

19 ~~(i) The willingness of the manufacturing or commercial firm or concern to locate in the~~
20 ~~town; or~~

21 ~~(ii) The willingness of a manufacturing or commercial firm or concern to expand~~
22 ~~facilities with an increase in employment; or~~

23 ~~(2) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
24 ~~town by reason of the willingness of a manufacturing or commercial firm or concern to replace,~~
25 ~~reconstruct, expand, or remodel existing buildings, facilities, fixtures, machinery, or equipment~~
26 ~~with modern buildings, facilities, fixtures, machinery, or equipment resulting in an increase in~~
27 ~~plant or commercial building investment by the firm or concern in the town.~~

28 ~~(b) For purposes of this section, "real property used for commercial purposes" includes~~
29 ~~any building or structure used for offices or commercial enterprises including, without limitation,~~
30 ~~any building or structure used for wholesale, warehouse, distribution, and/or storage businesses,~~
31 ~~used for service industries, or used for any other commercial business, and the land on which any~~
32 ~~such building or structure is situated and not used for residential purposes.~~

33 ~~(c) For purposes of this section, "personal property used for commercial purposes" means~~
34 ~~any personal property owned by a firm or concern occupying a building, structure, and/or land~~

1 ~~used for commercial purposes and used by such firm or concern in its commercial enterprise~~
2 ~~including, without limitation, furniture, fixtures, equipment, machinery, stock in trade, and~~
3 ~~inventory.~~

4 ~~(d) Except as provided in this section, property, the payment of taxes on which has been~~
5 ~~so exempted or which is subject to the payment of a stabilized amount of taxes, shall not, during~~
6 ~~the period for which the exemption or stabilization of the amount of taxes is granted, be further~~
7 ~~liable to taxation by the town in which the property is located so long as the property is used for~~
8 ~~the manufacturing or commercial purposes for which the exemption or stabilized amount of taxes~~
9 ~~was made.~~

10 ~~(e) Notwithstanding any vote and findings by the town council, the property shall be~~
11 ~~assessed for and shall pay that portion of the tax if any assessed by the town of North Providence~~
12 ~~for the purpose of paying the indebtedness of the town and the indebtedness of the state or any~~
13 ~~political subdivision of the state to the extent assessed upon or apportioned to the town, and the~~
14 ~~interest on the indebtedness, and for appropriation to any sinking fund of the town, which portion~~
15 ~~of the tax shall be paid in full, and the taxes so assessed and collected shall be kept in a separate~~
16 ~~account and used only for that purpose.~~

17 **44-3-9.6. Richmond -- Exemption or stabilization tax on qualified property used for**
18 **manufacturing or commercial purposes in the town Richmond.**

19 ~~(a) Except as provided in this section, the town council of the town of Richmond may~~
20 ~~vote to authorize, for a period not exceeding twenty (20) years, and subject to the conditions~~
21 ~~provided in this section, to exempt from payment, in whole or part, real and personal property~~
22 ~~used for manufacturing or commercial purposes, or to determine a stabilized amount of taxes to~~
23 ~~be paid on account of the property, notwithstanding the valuation of the property or the rate of~~
24 ~~tax; provided, that after public hearings, at least ten (10) days' notice of which shall be given in a~~
25 ~~newspaper of general circulation in the town, the town council determines that:~~

26 ~~(1) Granting of the exemption or stabilization will inure to the benefit of the town by~~
27 ~~reason of:~~

28 ~~(i) The willingness of the manufacturer or commercial concern to locate in the town; or~~

29 ~~(ii) The willingness of a manufacturing firm to expand facilities with an increase in~~
30 ~~employment or the willingness of a commercial or manufacturing concern to retain or expand its~~
31 ~~facility in the town and not reduce its work force in the town; or~~

32 ~~(iii) An improvement of the physical plant of the town that will result in long term~~
33 ~~economic benefits to the town and the state.~~

34 ~~(2) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~

1 ~~town by reason of the willingness of a manufacturing or commercial concern or property owner~~
2 ~~to construct new or to replace, reconstruct, convert, expand, retain or remodel existing buildings,~~
3 ~~facilities, fixtures, machinery, or equipment with modern buildings, facilities, fixtures,~~
4 ~~machinery, or equipment, resulting in the maintenance of, or an increase in, the manufacturing or~~
5 ~~commercial property investment by the firm or property owner in the town.~~

6 ~~(b) Should the town council make the determination in paragraphs (a)(1)(i) through~~
7 ~~paragraphs (a)(1)(iii), or subdivision (a)(2) of this section, an exemption or stabilization may be~~
8 ~~granted for existing buildings, property, machinery, or facilities owned by businesses already~~
9 ~~located in the town of Richmond on August 6, 2003.~~

10 ~~(c) For the purposes of this section, "commercial property" means any structure or facility~~
11 ~~used essentially for offices or commercial enterprises.~~

12 ~~(d) Except as provided in this section, property for which taxes have been exempted in~~
13 ~~whole or part, or stabilized pursuant to this section, shall not, during the period for which taxes~~
14 ~~have been exempted or stabilized, be further liable to taxation by the town so long as the property~~
15 ~~is used for the manufacturing or commercial purpose for which the exemption or stabilization was~~
16 ~~granted.~~

17 ~~(e) Notwithstanding any vote of, or findings by the town council, the property shall be~~
18 ~~assessed for, and shall pay, that portion of the tax, if any, assessed by the town for the purpose of~~
19 ~~paying the indebtedness of the town and the indebtedness of the state or any political subdivision~~
20 ~~of the state, to the extent assessed upon or apportioned to the town, and the interest on the~~
21 ~~indebtedness, and for appropriation to any sinking fund of the town, which portion of the tax shall~~
22 ~~be paid in full, and the taxes so assessed and collected shall be kept in a separate account and~~
23 ~~used only for that purpose.~~

24 ~~(f) Any application for tax exemption or stabilization submitted pursuant to this section~~
25 ~~shall be submitted before an application for development plan review is submitted to the~~
26 ~~Richmond Planning Board pursuant to Chapter 18 of the Code of Ordinances, as amended.~~

27 ~~(g) Any tax exemption or stabilization granted by the town council pursuant to this~~
28 ~~section shall be applicable for a period beginning on the first day of the fiscal year in which the~~
29 ~~exemption or stabilization is granted.~~

30 ~~(h) If a property owner whose property tax has been exempted or stabilized pursuant to~~
31 ~~this section becomes delinquent in the payment of its property taxes, or transfers ownership of its~~
32 ~~business, the town council shall have the authority to review and terminate the tax exemption or~~
33 ~~stabilization agreement.~~

34 ~~**44-3-9.7. South Kingstown -- Exemption or stabilization of tax on qualified property**~~

1 used for manufacturing or commercial purposes in the town of South Kingstown.

2 ~~(a) Except as provided in this section, the town council of the town of South Kingstown~~
3 ~~may vote to authorize, for a period not exceeding ten (10) years, and subject to the conditions~~
4 ~~provided in this section, to exempt from payment, in whole or part, real and personal property~~
5 ~~used for manufacturing or commercial purposes, or to determine a stabilized amount of taxes to~~
6 ~~be paid on account of the property, notwithstanding the valuation of the property or the rate of~~
7 ~~tax; provided, that after public hearings, at least ten (10) days' notice of which shall be given in a~~
8 ~~newspaper of general circulation in the town, the town council determines that:~~

9 ~~(1) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
10 ~~town by reason of:~~

11 ~~(i) The willingness of the manufacturing or commercial concern to locate in the town; or~~

12 ~~(ii) The willingness of a manufacturing firm to expand facilities with an increase in~~
13 ~~employment or the willingness of a commercial or manufacturing concern to retain or expand its~~
14 ~~facility in the town and not reduce its work force in the town; or~~

15 ~~(iii) An improvement of the physical plant of the town that will result in long term~~
16 ~~economic benefits to the town and the state.~~

17 ~~(2) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
18 ~~town by reason of the willingness of a manufacturing or commercial firm or concern to replace,~~
19 ~~reconstruct, expand or remodel existing buildings, facilities, fixtures, machinery, or equipment~~
20 ~~with modern buildings, facilities, fixtures, machinery, or equipment, resulting in an increase in,~~
21 ~~plant or commercial building investment by the firm or concern in the town.~~

22 ~~(b) Should the town council make the determination in paragraphs (a)(1)(i) — paragraphs~~
23 ~~(a)(1)(iii), or subdivision (a)(2) of this section, an exemption or stabilization may be granted for~~
24 ~~existing buildings, property, machinery, or facilities owned by businesses already located in the~~
25 ~~town of South Kingstown on January 1, 2006.~~

26 ~~(c) For the purposes of this section, "real property used for manufacturing or commercial~~
27 ~~purposes" includes any building or structure used for offices or commercial enterprises including~~
28 ~~without limitation any building or structure used for wholesale, warehouse, distribution, and/or~~
29 ~~storage business, used for service industries, or used for any other commercial business and the~~
30 ~~land on which the building or structure is situated and not used for residential purposes.~~

31 ~~(d) For purposes of this section, "personal property used for manufacturing or~~
32 ~~commercial purposes" means any personal property owned by a firm or concern occupying a~~
33 ~~building, structure, and/or land used for commercial purposes and used by such firm or concern in~~
34 ~~its commercial enterprise including, without limitation, furniture, fixtures, equipment, machinery,~~

1 ~~stock in trade, and inventory.~~

2 ~~(e) Except as provided in this section, property for which taxes have been exempted in~~
3 ~~whole or part, or stabilized pursuant to this section, shall not, during the period for which taxes~~
4 ~~have been exempted or stabilized, be further liable to taxation by the town so long as the property~~
5 ~~is used for the manufacturing or commercial purpose for which the exemption or stabilization was~~
6 ~~granted.~~

7 ~~(f) Notwithstanding any vote of, or findings by the town council, the property shall be~~
8 ~~assessed for, and shall pay, that portion of the tax, if any, assessed by the town for the purpose of~~
9 ~~paying the indebtedness of the town and the indebtedness of the state or any political subdivision~~
10 ~~of the state, to the extent assessed upon or apportioned to the town, and the interest on the~~
11 ~~indebtedness, and for appropriation to any sinking fund of the town, which portion of the tax shall~~
12 ~~be paid in full, and the taxes so assessed and collected shall be kept in a separate account and~~
13 ~~used only for that purpose.~~

14 ~~(g) Any application for tax exemption or stabilization submitted pursuant to this section~~
15 ~~shall be submitted before an application for development plan review is submitted to the South~~
16 ~~Kingstown planning board, as applicable, or for other such permits and/or approvals that may be~~
17 ~~required from any other town board or commission.~~

18 ~~(h) Any tax exemption or stabilization granted by the town council pursuant to this~~
19 ~~section shall be applicable for a period beginning on the first day of the fiscal year in which the~~
20 ~~exemption or stabilization is granted.~~

21 ~~(i) If a property owner whose property tax has been exempted or stabilized pursuant to~~
22 ~~this section becomes delinquent in the payment of its property taxes, or transfers ownership of its~~
23 ~~business, the town council shall have the authority to review and terminate the tax exemption or~~
24 ~~stabilization agreement.~~

25 ~~**44-3-9.8. West Greenwich -- Exemption or stabilization of tax on qualified property**~~
26 ~~**used for manufacturing or commercial purposes in the town of West Greenwich.**~~

27 ~~(a) Except as provided in this section, the town council of the town of West Greenwich~~
28 ~~may vote to authorize, for a period not exceeding twelve (12) years, and subject to the conditions~~
29 ~~provided in this section, to exempt from payment, in whole or part, real and personal property~~
30 ~~used for manufacturing or commercial purposes, or to determine a stabilized amount of taxes to~~
31 ~~be paid on account of the property, notwithstanding the valuation of the property or the rate of~~
32 ~~tax; provided, that after public hearings, at least ten (10) days' notice of which shall be given in a~~
33 ~~newspaper of general circulation in the town, the town council determines that:~~

34 ~~(1) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~

1 ~~town by reason of:~~

2 ~~(i) The willingness of the manufacturing or commercial concern to locate in the town; or~~

3 ~~(ii) The willingness of a manufacturing firm to expand facilities with an increase in~~

4 ~~employment or the willingness of a commercial or manufacturing concern to retain or expand its~~

5 ~~facility in the town and not reduce its work force in the town; or~~

6 ~~(iii) An improvement of the physical plant of the town that will result in long term~~

7 ~~economic benefits to the town and the state.~~

8 ~~(2) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~

9 ~~town by reason of the willingness of a manufacturing or commercial firm or concern to replace,~~

10 ~~reconstruct, expand, or remodel existing buildings, facilities, fixtures, machinery, or equipment~~

11 ~~with modern buildings, facilities, fixtures, machinery, or equipment, resulting in an increase in~~

12 ~~plant or commercial building investments by the firm or concern in the town.~~

13 ~~(b) Should the town council make the determination in subsections (a)(1)(i) — (a)(1)(iii)~~

14 ~~or (a)(2) of this section, an exemption or stabilization may be granted for existing buildings,~~

15 ~~property, machinery, or facilities owned by businesses already located in the town of West~~

16 ~~Greenwich on January 1, 2011.~~

17 ~~(c) For the purposes of this section, "real property used for manufacturing or commercial~~

18 ~~purposes" includes any building or structure used for offices or commercial enterprises,~~

19 ~~including, without limitation, any building or structure used for wholesale, warehouse,~~

20 ~~distribution, and/or storage business, used for service industries, or used for any other commercial~~

21 ~~business and the land on which the building or structure is situated and not used for residential~~

22 ~~purposes.~~

23 ~~(d) For purposes of this section, "personal property used for manufacturing or~~

24 ~~commercial purposes" means any personal property owned by a firm or concern occupying a~~

25 ~~building, structure, and/or land used for commercial purposes and used by such firm or concern in~~

26 ~~its commercial enterprise including, without limitation, furniture, fixtures, equipment, machinery,~~

27 ~~stock in trade, and inventory.~~

28 ~~(e) Except as provided in this section, property for which taxes have been exempted in~~

29 ~~whole or in part, or stabilized pursuant to this section, shall not, during the period for which taxes~~

30 ~~have been exempted or stabilized, be further liable to taxation by the town so long as the property~~

31 ~~is used for the manufacturing or commercial purposes for which the exemption or stabilization~~

32 ~~was granted.~~

33 ~~(f) Notwithstanding any vote of or findings by the town council, the property shall be~~

34 ~~assessed for and shall pay that portion of the tax, if any, assessed by the town for the purpose of~~

1 ~~paying the indebtedness of the town and the indebtedness of the state, or any political subdivision~~
2 ~~of the state, to the appropriation to any sinking fund of the town, which portion of the tax shall be~~
3 ~~paid in full, and the taxes so assessed and collected shall be kept in a separate account and used~~
4 ~~only for that purpose.~~

5 ~~(g) Any application for tax exemption or stabilization submitted pursuant to this section~~
6 ~~shall be submitted before an application for development plan review is submitted to the West~~
7 ~~Greenwich planning board, as applicable, or for other such permits and/or approvals that may be~~
8 ~~required from any other town board or commission.~~

9 ~~(h) Any tax exemption or stabilization granted by the town council pursuant to this~~
10 ~~section shall be applicable for a period beginning on the first day of the fiscal year in which the~~
11 ~~exemption or stabilization is granted.~~

12 ~~(i) If a property owner whose property tax has been exempted or stabilized pursuant to~~
13 ~~this section becomes delinquent in the payment of its property taxes, or transfers ownership of its~~
14 ~~business, the town council shall have the authority to review and terminate the tax exemption or~~
15 ~~stabilization agreement.~~

16 ~~**44-3-9.10. Portsmouth -- Exemption or stabilizing of taxes on qualified property**~~
17 ~~**used for manufacturing or commercial purposes in the town of Portsmouth.**~~

18 ~~(a) Notwithstanding any provisions of § 44-3-9 to the contrary, except as provided in this~~
19 ~~section, the town council of the town of Portsmouth may vote to authorize, for a period not~~
20 ~~exceeding ten (10) years, and subject to the conditions provided in this section, to exempt from~~
21 ~~payment, in whole or part, real and personal property used for manufacturing or commercial~~
22 ~~purposes, or to determine a stabilized amount of taxes to be paid on account of the property,~~
23 ~~notwithstanding the valuation of the property or the rate of tax; provided, that after public~~
24 ~~hearings, at least ten (10) days' notice of which shall be given in a newspaper of general~~
25 ~~circulation in the town, the town council determines that:~~

26 ~~(1) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~
27 ~~town by reason of:~~

28 ~~(i) The willingness of the manufacturing or commercial concern to locate in the town; or~~

29 ~~(ii) The willingness of a manufacturing firm to expand facilities with an increase in~~
30 ~~employment or the willingness of a commercial or manufacturing concern to retain or expand its~~
31 ~~facility in the town and not reduce its work force in the town; or~~

32 ~~(iii) An improvement of the physical plant of the town that will result in long-term~~
33 ~~economic benefits to the town and the state.~~

34 ~~(2) Granting of the exemption or stabilization of taxes will inure to the benefit of the~~

1 ~~town by reason of the willingness of a manufacturing or commercial firm or concern to replace,~~
2 ~~reconstruct, expand, or remodel existing buildings, facilities, fixtures, machinery, or equipment~~
3 ~~with modern buildings, facilities, fixtures, machinery, or equipment, resulting in an increase in~~
4 ~~plant or commercial building investments by the firm or concern in the town.~~

5 ~~(b) Should the town council make the determination in subsections (a)(1)(i) through~~
6 ~~(a)(1)(iii), or subsection (a)(2), an exemption or stabilization may be granted for existing~~
7 ~~buildings, property, machinery, or facilities owned by businesses already located in the town of~~
8 ~~Portsmouth on January 1, 2016.~~

9 ~~(c) For the purposes of this section, "real property used for manufacturing or commercial~~
10 ~~purposes" means and includes any building or structure used for offices or commercial enterprises~~
11 ~~including, without limitation, any building or structure used for wholesale, warehouse,~~
12 ~~distribution, and/or storage business, used for service industries, or used for any other commercial~~
13 ~~business, and not the land on which the building or structure is situated, and not used for~~
14 ~~residential purposes.~~

15 ~~(d) For purposes of this section, "personal property used for manufacturing or~~
16 ~~commercial purposes" means any personal property owned by a firm or concern occupying a~~
17 ~~building, structure, and/or land used for commercial purposes and used by such firm or concern in~~
18 ~~its commercial enterprise including, without limitation, furniture, fixtures, equipment, machinery,~~
19 ~~stock in trade, and inventory.~~

20 ~~(e) Except as provided in this section, property for which taxes have been exempted in~~
21 ~~whole or in part, or stabilized pursuant to this section, shall not, during the period for which taxes~~
22 ~~have been exempted or stabilized, be further liable to taxation by the town so long as the property~~
23 ~~is used for the manufacturing or commercial purposes for which the exemption or stabilization~~
24 ~~was granted.~~

25 ~~(f) Notwithstanding any vote of, or findings by, the town council, the property shall be~~
26 ~~assessed for, and shall pay, that portion of the tax, if any, assessed by the town for the purpose of~~
27 ~~paying the indebtedness of the town and the indebtedness of the state or any political subdivision~~
28 ~~of the state, to the appropriation to any sinking fund of the town, which portion of the tax shall be~~
29 ~~paid in full, and the taxes so assessed and collected shall be kept in a separate account and used~~
30 ~~only for that purpose.~~

31 ~~(g) Any application for tax exemption or stabilization submitted pursuant to this section~~
32 ~~shall be submitted before an application for development plan review is submitted to the~~
33 ~~Portsmouth planning board, as applicable, or for other such permits and/or approvals that may be~~
34 ~~required from any other town board or commission.~~

1 ~~(h) Any tax exemption or stabilization granted by the town council pursuant to this~~
2 ~~section shall be applicable for a period beginning on the first day of the fiscal year in which the~~
3 ~~exemption or stabilization is granted.~~

4 ~~(i) If a property owner whose property tax has been exempted or stabilized pursuant to~~
5 ~~this section becomes delinquent in the payment of its property taxes, or transfers ownership of its~~
6 ~~business, the town council shall have the authority to review and terminate the tax exemption or~~
7 ~~stabilization agreement.~~

8 ~~(j) Nothing in this section shall be deemed to permit the exemption or stabilization~~
9 ~~provided in this section for any manufacturing or commercial concern relocating from one city or~~
10 ~~town within the state of Rhode Island to the town of Portsmouth.~~

11 ~~**44-3-47. Cranston -- Economic development tax incentive program Exemptions.**~~

12 ~~The city council of the city of Cranston may, by ordinance, provide exemptions from~~
13 ~~assessed valuation for real and tangible personal property of property owners or businesses which~~
14 ~~create jobs in the city of Cranston and any property owners or businesses for any retrofit,~~
15 ~~expansion, or renovation of specifically permitted uses; provided, that the exemption shall be for~~
16 ~~a period of not more than ten (10) years.~~

17 SECTION 2. This act shall take effect upon passage.

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LC003276
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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T
RELATING TO TAXATION -- PROPERTY SUBJECT TO TAXATION

1 This act would repeal the authority of various cities and towns to provide certain tax
2 exemptions and tax stabilization agreements.

3 This act would take effect upon passage.

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LC003276
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