

2025 -- H 6136 SUBSTITUTE A

LC002545/SUB A

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2025

A N A C T

RELATING TO TAXATION -- PROPERTY SUBJECT TO TAXATION

Introduced By: Representative Sherry Roberts

Date Introduced: March 26, 2025

Referred To: House Municipal Government & Housing

It is enacted by the General Assembly as follows:

1           SECTION 1. Chapter 44-3 of the General Laws entitled "Property Subject to Taxation" is  
2 hereby amended by adding thereto the following section:

3           **44-3-9.8.1. Exemption or stabilization of tax on qualified property used for residential**  
4 **purposes in the town of West Greenwich.**

5           (a) Except as provided in this section, in order address the longstanding challenges faced  
6 by the town of West Greenwich to meet state and local needs for low- and moderate-income  
7 housing pursuant to the provisions of chapter 53 of title 45 and the town of West Greenwich code  
8 of ordinances, the town council of the town of West Greenwich may vote to authorize, subject to  
9 the conditions in this section, to exempt from payment, in whole or in part, real qualified property,  
10 or to determine a stabilized amount, notwithstanding the valuation of the property or the rate of tax,  
11 provided that after a public hearing, ten (10) days' notice of which shall be published in a newspaper  
12 of general circulation in the town, and upon a determination by the town council that the granting  
13 of the exemption and/or stabilization of taxes for a qualified property shall inure to the benefit of  
14 the town of West Greenwich including, without limitation, by reason of the town of West  
15 Greenwich achieving, exceeding, or furthering its realization of its goal of ten percent (10%) of its  
16 year round housing units constituting low- and moderate-income housing units pursuant to the  
17 provisions of chapter 53 of title 45.

18           (b) For purposes of this section, "qualifying property" means property for which there is  
19 an approved comprehensive permit project pursuant to chapter 53 of title 45, in which final plan

1 approval has been recorded. Qualified property may be comprised of one or more contiguous lots  
2 and may have multiple owners. Nothing in this section shall prevent the town from approving any  
3 exemption or agreement under this section prior to final plan approval and recording, so long as  
4 the period in which the taxes are exempt and/or stabilized does not begin until the final plan is  
5 recorded.

6 (c) Notwithstanding any other provisions of this chapter, the town council may vote to  
7 authorize an agreement under this section for a period of up to thirty (30) years.

8 (d) Except as otherwise provided in this section, property for which taxes have been  
9 exempted and/or stabilized, in whole or in part, pursuant to this section shall not, during the period  
10 for which taxes have been so exempted and/or stabilized, be further liable to taxation by the town  
11 as long as such property shall remain qualified property as defined in this section.

12 (e) Notwithstanding this section, owners of qualifying low-income housing in the town of  
13 West Greenwich under §44-5-13.11 shall be entitled to the tax treatment provided under such  
14 section and may, but need not, seek or obtain tax exemption and/or stabilization under this section.  
15 With respect to all qualifying low-income housing in the town of West Greenwich under the  
16 provisions of §44-5-13.11, the town council's grant of exemption and/or stabilization under this  
17 section shall result in taxation of such qualifying low-income housing that is no less favorable than  
18 the taxation otherwise provided under §44-5-13.

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

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
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- 1           This act would authorize the town council of West Greenwich to provide an exemption  
2   and/or stabilization of tax agreement on qualified property used for residential purposes inclusive  
3   of low- and moderate-income housing in the town of West Greenwich.  
4           This act would take effect upon passage.

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