

2SSB 6239 - H AMD 925

By Representative Pollet

1 Beginning on page 7, after line 6, insert the following:

2 "NEW SECTION. **Sec. 9.** (1)(a) In conjunction with adoption of a
3 property tax exemption program under this chapter, the governing
4 authority must adopt a program to determine compliance with the
5 requirements of sections 5 and 7 of this act and the accuracy of
6 tenant reporting under section 16 of this act. The program elements
7 must include, at a minimum, an assessment of:

8 (i) The number and percentage of units that are affordable under
9 section 5(4) of this act;

10 (ii) The rents of affordable units as compared to market rate;

11 (iii) The household size and income of tenants occupying
12 affordable units; and

13 (iv) Comparability of the condition of affordable units to market
14 rate units.

15 (b) A governing authority must perform an assessment or audit
16 under this subsection at least once every five years for a nonprofit
17 entity qualifying for the exemption under this chapter, and once
18 every two years for any other entity qualifying for an exemption
19 under this chapter.

20 (c) The method for performing the assessment or audit must
21 include means selected by a governing authority in order to verify
22 compliance and may include a survey of residents.

23 (2)(a) At least once every two years the governing authority must
24 publish a report that discloses the number of exempted units, rental
25 rates of affordable and market rate units, the range of household
26 income levels of tenants occupying affordable units, and overall
27 compliance with the program.

28 (b) The report must also include the total assessed value of
29 property exempted under this chapter and the amount of property tax
30 revenue that is not collected or that is shifted to other property
31 owners due to the exemption.

1 (c) Within thirty days of publishing the report, the governing
2 authority must hold a public hearing on the report and provide
3 opportunity for public comment.

4 (3) The assessment, audit, and reporting requirements under this
5 section are in addition to the reporting requirements under section
6 16(3) of this act. The results of an assessment or audit under this
7 section may be used by a governing authority to verify information
8 reported by a nonprofit property owner under section 16(2) of this
9 act."

10 Renumber the remaining sections consecutively and correct any
11 internal references accordingly.

EFFECT: (1) Adds a requirement for a city or county adopting the
exemption to create a program to determine compliance by property
owners regarding the number, type, condition, and rental rates of
affordable units, and the qualifying income of tenants.

(2) Adds a requirement for a city or county to report to the
public on the results of the compliance review as well as the value
of property exempted under the act.

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