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		L.D. 1796
2	DATE: 3-28-06	(Filing No. S-53))
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б	TAXATION	
8	Reported by:	
10	Reproduced and distributed und of the Senate.	er the direction of the Secretary
12	STATE OF MAINE SENATE 122ND LEGISLATURE SECOND REGULAR SESSION	
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18		to S.P. 713, L.D. 1796, Bill, "An
20	Act To Ensure the Continued Viability of Affordable Housing"	
22	Amend the bill by striking out the title and substituting the following:	
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26	'Resolve, Concerning the Assessment of Property Subject to Affordable Housing Limitations and Benefits'	
28	-	striking out everything after the
30	following:	and inserting in its place the
32	Sec. 1. Review. Resolv	±
34		resolve as "the bureau," shall
36	assessors when determining the	just value of property acquired,
38	rehabilitated or constructed pursuant to federal laws related to affordable housing for low-income persons. The factors to be reviewed must include, but are not limited to, contracts and agreements, enforceable restrictions on the use of such property, financial elements including sales of such projects, government	
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42		its and licenses and any other

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**COMMITTEE AMENDMENT** 

COMMITTEE AMENDMENT "A" to S.P. 713, L.D. 1796

Sec. 2. Informational program and materials. Resolved: That the bureau shall prepare an informational program and materials for municipal assessors that describe the factors that should be considered by municipal assessors when determining the just value of property acquired, rehabilitated or constructed pursuant to federal laws related to affordable housing for low-income persons. The informational program must be presented as part of the bureau's annual Property Tax School; and be it further

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Sec. 3. Report. Resolved: That the bureau shall present a 12 report to the joint standing committee of the Legislature having jurisdiction over taxation matters by January 10, 2007 describing the results of its review conducted pursuant to section 1. 14 The report must include a description of how other states treat valuation issues for affordable housing projects both with and 16 without federal tax credits and the impact of those credits on The report must describe practices used in Maine to 18 valuation. projects assess affordable housing and identify any inconsistencies. The report must evaluate the application of the 20 Constitution of Maine to assessment practices for affordable 22 housing projects. The report must include any recommendations for statutory changes the bureau considers necessary. The bureau may submit legislation to implement its recommendations. 24 After receipt and review of the report the joint standing committee may report out to the First Regular Session of the 123rd Legislature 26 legislation to implement the recommendations related to the report; and be it further 28

Sec. 4. Advisory group. Resolved: 30 That the bureau shall consult with the Maine State Housing Authority; representatives of affordable housing project developers, financers and owners; 32 organizations representing municipal officials, including municipal assessors; and other experts in the field of appraisal 34 and affordable housing project financing when preparing the informational program and materials and the report required by 36 this resolve.' 38

## SUMMARY

42 This amendment changes the bill to a resolve directing the Department of Administrative and Financial Services, Bureau of 44 Revenue Services to review factors affecting the assessment of 46 affordable housing property for property tax purposes. The 46 resolve also directs the bureau to provide an informational 48 program and materials for municipal assessors and requires a 48 report to the joint standing committee of the Legislature having 49 jurisdiction over taxation matters.

> FISCAL NOTE REQUIRED (See attached)

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COMMITTEE AMENDMENT



## **122nd MAINE LEGISLATURE**

LD 1796

LR 2982(02)

An Act To Ensure the Continued Viability of Affordable Housing

Fiscal Note for Bill as Amended by Committee Amendment "A" Committee: Taxation Fiscal Note Required: Yes

**Fiscal Note** 

Minor cost increase - General Fund