

HB 4054 -1 STAFF MEASURE SUMMARY

House Committee On Revenue

Prepared By: Jaime McGovern, Economist

Meeting Dates: 2/1

WHAT THE MEASURE DOES:

Makes changes to program for property tax special assessment of historic property. Restricts program to commercial property that complies with ADA requirements, includes structural modernization plan, aims to prevent displacement, aims to reverse displacement, engages in underrepresented histories. Requires property owner to commit 5% of property's real market value (RMV) to rehabilitation. Requires that property rehabilitation focus on exterior features and meet historic rehabilitation standards. Conditions property on pre-approval of historic status. Specifies application and grievance process. Specifies contractor minimum requirements relating to minority, women owned and emerging small businesses.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-1 Replaces bill. Extends program application deadline to 2024. Sets new frozen special assessment value (SAV) for program, effective for properties entering during tax years 2023 and 2024.

BACKGROUND:

Current statute contains a special assessment program for property deemed historic, and satisfying of program conditions. The program includes commitment of property owner for expenditure of 10% of property value to a historic preservation plan, reduced valuation and delayed recognition of property investments for 10 year periods.