

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1999

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HOUSE BILL 1639*
Committee Substitute Favorable 6/27/00

Short Title: Brownfields Tax Incentive.

(Public)

Sponsors:

Referred to:

May 18, 2000

A BILL TO BE ENTITLED

AN ACT TO CREATE A TAX INCENTIVE FOR THE REDEVELOPMENT OF
BROWNFIELDS PROPERTIES, AS RECOMMENDED BY THE
ENVIRONMENTAL REVIEW COMMISSION.

The General Assembly of North Carolina enacts:

Section 1. Article 12 of Chapter 105 of the General Statutes is amended by
adding a new section to read:

"§ 105-277.13. Taxation of improvements on brownfields.

(a) Qualifying improvements on brownfields properties are designated a special class of property under Article V, Sec. 2(2) of the North Carolina Constitution and shall be appraised, assessed, and taxed in accordance with this section. An owner of land is entitled to the partial exclusion provided by this section for the first five taxable years beginning after completion of qualifying improvements made after the later of July 1, 2000, or the date of the brownfields agreement. After property has qualified for the exclusion provided by this section, the assessor for the county in which the property is located shall annually appraise the improvements made to the property during the period of time that the owner is entitled to the exclusion.

(b) For the purposes of this section, the terms "qualifying improvements on brownfields properties" and "qualifying improvements" mean improvements made to real

1 property that is subject to a brownfields agreement entered into by the Department of
2 Environment and Natural Resources and the owner pursuant to G.S. 130A-310.32.

3 (c) The following table establishes the percentage of the appraised value of the
4 qualified improvements that is excluded based on the taxable year:

<u>Year</u>	<u>Percent of Appraised Value Excluded</u>
<u>Year 1</u>	<u>90%</u>
<u>Year 2</u>	<u>75%</u>
<u>Year 3</u>	<u>50%</u>
<u>Year 4</u>	<u>30%</u>
<u>Year 5</u>	<u>10%."</u>

12 Section 2. G.S. 130A-310.34(d) reads as rewritten:

13 "(d) Prior to entering into a brownfields agreement, the Department shall take into
14 account the comment received during the comment period and at the public meeting if the
15 Department holds a public meeting. The Department shall incorporate into the
16 brownfields agreement provisions that reflect comment received during the comment
17 period and at the public meeting to the extent practical. The Department shall give
18 particular consideration to written comment that is supported by valid scientific and
19 technical information and ~~analysis.~~ analysis and to written comment from the local
20 governments having taxing jurisdiction over the brownfields property."

21 Section 3. Section 1 of this act is effective for taxes imposed for taxable years
22 beginning on or after July 1, 2001. The remainder of this act is effective when it
23 becomes law.