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## SENATE BILL NO. 752

Senate Amendments in [ ] — February 15, 2000

*A BILL to amend and reenact §§ 58.1-3403 and 62.1-145 of the Code of Virginia, relating to service charges for property owned by the Virginia Port Authority.*

Patrons—Quayle, Lucas, Maxwell, Miller, Y.B., Norment, Potts, Rerras and Williams; Delegates: Barlow, Christian, Crittenden, Diamonstein, Drake, Hamilton, Jones, J.C., Louderback, Melvin, Robinson and Williams

Referred to Committee on Local Government

**Be it enacted by the General Assembly of Virginia:**

**1. That §§ 58.1-3403 and 62.1-145 of the Code of Virginia are amended and reenacted as follows:**

§ 58.1-3403. Property owned by the Commonwealth.

A. Notwithstanding the provisions of § 58.1-3400, a service charge may be levied on real property owned by the Commonwealth if the value of all such property located within a county, city or town exceeds three percent of the value of all real property located within such county, city or town. For purposes of this section "real property owned by the Commonwealth" shall not include hospitals, educational institutions or public roadways or property held for the future construction of public highways.

Notwithstanding § 58.1-3400 and the provisions of the foregoing paragraph, a service charge may be levied on faculty and staff housing of state educational institutions, and on property of the Virginia Port Authority, regardless of the portion of state-owned property located within the county, city or town.

The service charge may be imposed only if the commissioner of revenue or other assessing officer for such locality, prior to imposing the service charge, publishes and lists all exempt real estate in the land books of such locality, in the same manner as is taxable real estate.

B. The service charge shall be based on the assessed value of the state-owned tax exempt real estate and the amount which the county, city or town expended, in the year preceding the year in which such charge is assessed, for the purpose of furnishing police and fire protection and for collection and disposal of refuse. The cost of public school education shall be included in such amount in determining the service charge imposed on faculty and staff housing of an educational institution. Any amount received from federal or state grants specifically designated for the above-mentioned purposes and assistance provided to localities pursuant to Article 2.2 (§ 9-183.13 et seq.) of Chapter 27 of Title 9 shall not be considered in determining the cost of providing such services for the real estate. The expenditures for services not provided for certain real estate shall not be considered in the calculation of the service charge for such real estate, nor shall such expenditures be considered when a service is currently funded by another service charge.

[ *Provided, however, that any amount paid to any locality pursuant to subsection D shall be fully credited against the service charge payable by the Virginia Port Authority under this subsection and subsection A.* ]

C. The service charge rate for state-owned property shall be determined by dividing the expenditures determined pursuant to subsection B of this section by the assessed fair market value, expressed in hundred dollars, of all real estate located within the county, city or town imposing the service charge, including nontaxable property. The resulting rate shall then be applied to the assessed value of the tax exempt property owned by the Commonwealth.

Real estate owned by the United States government or any of its instrumentalities, shall not be included in the assessed value of all property within the county, city or town. For purposes of this section, artistic and historical significance shall not be taken into account in the valuation of exempt real estate.

*D. Notwithstanding the provisions of subsections B and C [ and from such funds as may be appropriated ] , the service charge for property owned by the Virginia Port Authority and its instrumentalities shall be based on the assessed value of such tax-exempt real estate and the amount of cargo tonnage shipped through such property in the year preceding the year in which such charge is assessed.*

*The service charge rate for each county, city or town shall be determined by adding:*

*1. The assessed value of the Virginia Port Authority real property in each county, city, or town divided by the total assessed value of real property owned by the Virginia Port Authority in all counties, cities, or towns; and*

*2. The Virginia Port Authority cargo tonnage shipped through each county, city, or town divided by*

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60 *the total Virginia Port Authority cargo tonnage shipped through all counties, cities, and towns.*  
61 *Such service charge rate for each county, city, or town shall then be applied to the product of the*  
62 *total Virginia Port Authority cargo tonnage multiplied by \$0.25.*  
63 DE. In no event shall the service charge rate exceed the real estate tax rate of the county, city or  
64 town imposing the service charge.  
65 § 62.1-145. Exercise of powers constitutes governmental functions; exemption from taxation.  
66 The exercise of the powers granted by this chapter shall be in all respects for the benefit of the  
67 inhabitants of the Commonwealth, for the increase of their commerce, and for the promotion of their  
68 safety, health, welfare, convenience, and prosperity, and as the operation and maintenance of the project  
69 by the Authority will constitute the performance of essential governmental functions, the Authority shall  
70 not be required to pay any taxes or assessments upon the project or any property acquired or used by  
71 the Authority under the provisions of this chapter or upon the income therefrom, including sales and use  
72 taxes on tangible personal property used in and about a marine terminal under the supervision of the  
73 Virginia Port Authority for handling cargo, merchandise, freight, and equipment; nor shall the agents,  
74 lessees, sublessees, or users of tangible personal property owned by or leased to the Authority be  
75 required to pay any sales or use tax upon such property or the revenue derived therefrom; and the  
76 bonds, notes, certificates, or other evidences of debt issued under the provisions of this chapter, their  
77 transfer and the income therefrom including any profit made on the sale thereof, shall be exempt from  
78 taxation by the Commonwealth and by any municipality, county, or other political subdivision thereof.  
79 The exemption from the retail sales and use tax shall apply to property acquired or used by the  
80 Authority, or by a nonstock, nonprofit corporation that operates a marine terminal or terminals solely on  
81 behalf of the Authority. *Service charge payments to any city, county, or town authorized pursuant to*  
82 *subsection D of § 58.1-3403 shall be paid from the general fund.*