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SENATE BILL NO. 283

Offered January 9, 2008

Prefiled January 8, 2008

A BILL to amend and reenact §§ 58.1-3211 and 58.1-3211.1 of the Code of Virginia, relating to income and financial worth limits for eligibility for elderly and disabled real estate tax relief in the City of Newport News.

Patron—Miller, J.C.

Referred to Committee on Finance

Be it enacted by the General Assembly of Virginia:

1. That §§ 58.1-3211 and 58.1-3211.1 of the Code of Virginia are amended and reenacted as follows:

§ 58.1-3211. Restrictions and exemptions.

Any exemption or deferral program enacted by a county, city or town pursuant to § 58.1-3210 shall be subject to the following restrictions and conditions:

1. a. Subject to subdivision 1 b of this section, the total combined income received from all sources during the preceding calendar year by (i) owners of the dwelling who use it as their principal residence and (ii) owners' relatives who live in the dwelling, shall not exceed the greater of \$50,000, or the income limits based upon family size for the respective metropolitan statistical area, annually published by the Department of Housing and Urban Development for qualifying for federal housing assistance pursuant to § 235 of the National Housing Act (12 U.S.C. § 1715z). As an alternative option, a county, city, or town may provide that the total combined income received from all sources during the preceding calendar year by (a) owners of the dwelling who use it as their principal residence and (b) owners' relatives who live in the dwelling shall not exceed the county's or city's median adjusted gross income of its married residents. Each county's or city's median adjusted gross income of its married residents means the most recent median adjusted gross income of individual income tax returns of the married residents of the county or city for a taxable year as published by the Weldon Cooper Center for Public Service of the University of Virginia. A town's median adjusted gross income of its married residents shall equal the applicable county's median adjusted gross income of its married residents.

Any amount up to \$10,000 of income of each relative who is not the spouse of an owner living in the dwelling and who does not qualify for the exemption provided by subdivision 1 b hereof may be excluded in determining total combined income. The local government may exclude up to \$5,000 of any permanent or temporary disability benefit, from whatever source, received by an owner. The local government may also exclude up to \$10,000 of income for an owner who is permanently disabled.

b. Notwithstanding subdivision 1 a of this section, if a person qualifies for an exemption or deferral under this article, and if the person can prove by clear and convincing evidence that the person's physical or mental health has deteriorated to the point that the only alternative to permanently residing in a hospital, nursing home, convalescent home or other facility for physical or mental care is to have a relative move in and provide care for the person, and if a relative does then move in for that purpose, then none of the income of the relative or of the relative's spouse shall be counted towards the income limit, provided the owner of the residence has not transferred assets in excess of \$10,000 without adequate consideration within a three-year period prior to or after the relative moves into such residence.

2. The net combined financial worth, including the present value of all equitable interests, as of December 31 of the immediately preceding calendar year, of the owners, and of the spouse of any owner, excluding the value of the dwelling and the land, not exceeding 10 acres, upon which it is situated shall not exceed \$200,000. The local government may also exclude furnishings. Such furnishings shall include furniture, household appliances and other items typically used in a home. The local government may also elect to annually increase the net combined financial worth limit by an amount equivalent to the percentage increase in the Consumer Price Index for the 12-month period ending September 30 of the year immediately preceding the affected tax year.

3. Notwithstanding the provisions of subdivisions 1 and 2, in the Cities of Charlottesville, Chesapeake, Newport News, Norfolk, Portsmouth, Richmond, Suffolk, and Virginia Beach and the Counties of Chesterfield, Goochland, and Henrico, the board of supervisors or council may, by ordinance, raise the income and financial worth limitations for any exemption or deferral program to a maximum of the greater of \$62,000 or the income limits based upon family size for the respective metropolitan statistical area, annually published by the Department of Housing and Urban Development for qualifying for federal housing assistance pursuant to § 235 of the National Housing Act (12 U.S.C.

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59 § 1715z), for the total combined income amount, and \$350,000 for the maximum net combined financial  
60 worth amount, which shall exclude the value of the dwelling and the land, not exceeding 10 acres, upon  
61 which it is situated. Any amount up to \$10,000 of income of each relative who is not the spouse of an  
62 owner living in the dwelling may be excluded under this subdivision. In addition, as an alternative  
63 option such cities and counties may use the median adjusted gross income of its married residents, as  
64 determined under subdivision 1 a, for the total combined income limit and may also elect to annually  
65 increase the net combined financial worth limit herein in the same manner as provided in subdivision 2.

66 4. Notwithstanding the provisions of subdivisions 1 and 2, in the Counties of Arlington, Clarke,  
67 Fairfax, Fauquier, Loudoun, Prince William, and Stafford, and the Cities of Alexandria, Fairfax, Falls  
68 Church, Manassas, and Manassas Park, and in any incorporated town located in such counties, the  
69 respective board of supervisors or council may, by ordinance, raise the income and financial worth  
70 limitations for any exemption or deferral program to a maximum of the greater of \$75,000 or the  
71 income limits based upon family size for the respective metropolitan statistical area, annually published  
72 by the Department of Housing and Urban Development for qualifying for federal housing assistance  
73 pursuant to § 235 of the National Housing Act (12 U.S.C. § 1715z), for the total combined income  
74 amount, and \$540,000 for the maximum net combined financial worth amount, which shall exclude the  
75 value of the dwelling and the land, up to but not exceeding 25 acres, all of which shall be non-income  
76 producing, upon which it is situated. Any amount up to \$10,000 of income of each relative who is not  
77 the spouse of an owner living in the dwelling may be excluded under this subdivision. In addition, as an  
78 alternative option such counties, cities, and towns may use the median adjusted gross income of its  
79 married residents, as determined under subdivision 1 a, for the total combined income limit and may  
80 also elect to annually increase the net combined financial worth limit herein in the same manner as  
81 provided in subdivision 2.

82 5. For purposes of this article, income shall mean total gross income from all sources, without regard  
83 to whether a tax return is actually filed. Income shall not include life insurance benefits or receipts from  
84 borrowing or other debt.

85 § 58.1-3211.1. Prorated tax exemption or deferral of tax.

86 A. The governing body of the county, city, or town may, by ordinance, also provide for an  
87 exemption from or deferral of (or combination program thereof) real estate taxes for dwellings jointly  
88 held by two or more individuals not all of whom are at least age 65 or (if provided in the ordinance)  
89 permanently and totally disabled, provided that (i) the dwelling is occupied as the sole dwelling by all  
90 such joint owners, and (ii) the net combined financial worth of all such joint owners, including the  
91 present value of all equitable interests and computed without any exclusion for the dwelling or for any  
92 other asset notwithstanding the provisions of § 58.1-3211, as of December 31 of the immediately  
93 preceding calendar year, does not exceed the following:

94 a. \$500,000 for joint owners living in Arlington County, Clarke County, Fairfax County, Fauquier  
95 County, Loudoun County, Prince William County, Stafford County, any incorporated town located in  
96 any such county, the City of Alexandria, the City of Fairfax, the City of Falls Church, the City of  
97 Manassas, or the City of Manassas Park;

98 b. \$324,075 for joint owners living in Chesterfield County, Goochland County, Henrico County, the  
99 City of Charlottesville, the City of Chesapeake, *the City of Newport News*, the City of Norfolk, the City  
100 of Portsmouth, the City of Richmond, the City of Suffolk, or the City of Virginia Beach; and

101 c. \$185,200 for joint owners living in any other county or city of the Commonwealth.

102 The tax exemption or deferral for the dwelling that otherwise would have been provided under the  
103 local ordinance shall be prorated by multiplying the amount of the exemption or deferral by a fraction  
104 that has as a numerator the percentage of ownership interest in the dwelling held by all such joint  
105 owners who are at least age 65 or (if provided in the ordinance) permanently and totally disabled, and  
106 as a denominator, 100%. As a condition of eligibility for such tax exemption or deferral, the joint  
107 owners of the dwelling shall be required to furnish to the relevant local officer sufficient evidence of  
108 each joint owner's ownership interest in the dwelling.

109 B. As provided in § 58.1-3211, the local governing body may elect to annually increase the net  
110 combined financial worth limit by an amount equivalent to the percentage increase in the Consumer  
111 Price Index.

112 C. The provisions of this section shall not apply to dwellings jointly held by a husband and wife,  
113 with no other joint owners.

114 D. The income limitation provisions of § 58.1-3211 shall be applicable to joint owners described  
115 under this section. Nothing in this section shall be interpreted or construed to provide for an exemption  
116 from or deferral of tax for any dwelling jointly held by nonindividuals.