

**HOUSE OF REPRESENTATIVES STAFF ANALYSIS**

**BILL #:** HB 921 Tax Exemptions for Property Used for Affordable Housing

**SPONSOR(S):** Renuart

**TIED BILLS:** **IDEN./SIM. BILLS:** SB 740

<b>REFERENCE</b>	<b>ACTION</b>	<b>ANALYST</b>	<b>STAFF DIRECTOR or BUDGET/POLICY CHIEF</b>
1) Economic Development & Tourism Subcommittee	11 Y, 0 N	Duncan	West
2) Finance & Tax Subcommittee	17 Y, 0 N	Aldridge	Langston
3) Economic Affairs Committee	14 Y, 0 N	Duncan	Creamer

**SUMMARY ANALYSIS**

The bill removes the provision authorizing the affordable housing property exemption to apply to affordable housing owned by a Florida-based limited partnership whose sole general partner is a not for profit corporation qualified as charitable under the Internal Revenue Code. The bill also makes technical corrections to the amended provision.

The Revenue Estimating Conference estimated the provisions of the bill will have a positive impact on local government revenue in FY 2013-14 of \$23.4 million (\$117.2 million recurring).

The bill is effective upon becoming a law and the removal of the exemption applies to the 2013 ad valorem tax rolls.

## FULL ANALYSIS

### I. SUBSTANTIVE ANALYSIS

#### A. EFFECT OF PROPOSED CHANGES:

##### Present Situation

In 1999,<sup>1</sup> the Legislature authorized property owned entirely by a not for profit corporation, used to provide affordable housing through any state housing program under ch. 420, F.S., and serving low-income and very-low-income persons, to be considered property as owned by an exempt entity used for charitable purpose and therefore to be exempt from ad valorem taxation. The not for profit corporation must qualify as charitable under s. 501(c)(3) of the Internal Revenue Code and other federal regulations.

In 2009,<sup>2</sup> and later reenacted in 2011,<sup>3</sup> the Legislature expanded the affordable housing property exemption to include property owned entirely by a Florida-based limited partnership whose sole general partner is a not for profit corporation qualified as charitable under s. 501(c)(3) of the Internal Revenue Code. Any property owned by a limited partnership which is disregarded as an entity for federal income tax purposes is treated as if owned by its sole general partner.

The unintended effect of the expanded provision is that an affordable housing (i.e., low income housing tax credit) development with a nonprofit general partner can claim a tax exemption even though the limited partnership that owns the property is a for-profit corporation. While the provision may be beneficial to non-profit developments, the provision may also be misused if a for-profit developer uses a compliant non-profit, which has no significant role in the development's construction or operations, to gain the tax exemption.

##### Effect of Proposed Changes

The bill removes the provision authorizing the affordable housing property exemption to apply to affordable housing owned by a Florida-based limited partnership whose sole general partner is a not for profit corporation. The bill also makes technical corrections to the amended provision. The removal of such authority is effective upon becoming a law and applies to the 2013 ad valorem tax rolls.

#### B. SECTION DIRECTORY:

**Section 1:** Amends s. 196.1978, F.S., relating to the affordable housing property exemption, to remove the application of the exemption to property owned by a Florida-based limited partnership whose sole general partner is a not for profit corporation; and to make technical corrections.

**Section 2:** Provides that the act becomes effective upon becoming a law and must apply first to the 2013 ad valorem tax rolls.

### II. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT

#### A. FISCAL IMPACT ON STATE GOVERNMENT:

##### 1. Revenues:

None.

##### 2. Expenditures:

None.

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<sup>1</sup> Section 15, ch. 99-378, L.O.F., codified at s. 196.1978, F.S.

<sup>2</sup> Section 18, ch. 2009-96, L.O.F., amending s. 196.1978, F.S.

<sup>3</sup> Section 4, ch. 2011-15, L.O.F., reenacting s. 196.1978, F.S.

**B. FISCAL IMPACT ON LOCAL GOVERNMENTS:**

1. Revenues:

The Revenue Estimating Conference estimated the provisions of the bill will have a positive impact on local government revenue in FY 2013-14 of \$23.4 million (\$117.2 million recurring).

2. Expenditures:

None.

**C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:**

Property used to provide affordable housing and owned by Florida-based limited partnerships, the sole general partner of which is a not for profit corporations will be prohibited from claiming an affordable housing tax exemption.

**D. FISCAL COMMENTS:**

None.

**III. COMMENTS**

**A. CONSTITUTIONAL ISSUES:**

1. Applicability of Municipality/County Mandates Provision:

Not applicable. This bill does not appear to: require counties or municipalities to spend funds or take an action requiring the expenditure of funds; reduce the authority that counties or municipalities have to raise revenues in the aggregate; or reduce the percentage of a state tax shared with counties or municipalities.

2. Other:

None.

**B. RULE-MAKING AUTHORITY:**

None.

**C. DRAFTING ISSUES OR OTHER COMMENTS:**

None.

**IV. AMENDMENTS/ COMMITTEE SUBSTITUTE CHANGES**

N/A.