

HOUSE No. 2693

The Commonwealth of Massachusetts

PRESENTED BY:

Sarah K. Peake and Daniel A. Wolf

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to property tax exemptions for rental properties in the town of Truro restricted as affordable housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Sarah K. Peake</i>	<i>4th Barnstable</i>	<i>1/16/2013</i>
<i>Daniel A. Wolf</i>	<i>Cape and Islands</i>	

HOUSE No. 2693

By Representative Peake of Provincetown and Senator Wolf, a joint petition (accompanied by bill, House, No. 2693) of Sarah K. Peake and Daniel A. Wolf (by vote of the town) relative to property tax exemptions for rental properties in the town of Truro restricted as affordable housing. Revenue. [Local Approval Received.]

The Commonwealth of Massachusetts

In the Year Two Thousand Thirteen

An Act relative to property tax exemptions for rental properties in the town of Truro restricted as affordable housing.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Notwithstanding any general or special law to the contrary, dwelling units,
2 in the town of Truro, occupied by income eligible households and rented for an amount not
3 exceeding the fair market rents established by the United States Department of Housing and
4 Urban Development shall be exempt from taxation under Chapter 59 of the General Laws.

5 SECTION 2. Households leasing and occupying the affordable dwelling unit shall upon
6 initial application and annually thereafter, on September first, submit to the town of Truro or its
7 agent, documentation necessary to confirm their eligibility for the dwelling unit. Dwelling units
8 shall be rented to those meeting the guidelines for a low or moderate income family. For the
9 purposes of this act, low income households shall have an income less than 80 per cent of the
10 town of Truro median household income, as established by the United States Department of
11 Housing and Urban Development for Barnstable Town Metropolitan Statistical Area and
12 moderate income households shall have an income between 80 per cent and 120 per cent of the
13 town of Truro median household income as calculated on the basis of the same area median
14 income statistic as determined by the United States Department of Housing and Urban
15 Development published income guidelines, as calculated on the basis of the same area median
16 income statistic.

17 SECTION 3. Maximum rents shall not exceed fair market rents established by the
18 United States Department of Housing and Urban Development for the period commencing
19 October 1 of the most recent year. Property owners shall submit to the town of Truro or its agent

20 information on the rents to be charged. Each year thereafter, on the first day of September, they
21 shall submit information on annual rents charged and a signed lease to the town or its agent.
22 Forms for this purpose shall be provided.

23 SECTION 4. The exemption shall be equal to the tax otherwise owed on the property
24 based on the assessed value of the property, including accessory dwelling units, multiplied by the
25 square feet of the living space of all dwelling units on the property that are restricted to
26 occupancy by low or moderate income households, divided by the total square feet of structures
27 on the property. For property with a single dwelling unit, the exemption allowed shall not
28 exceed 50 per cent of the tax otherwise owed. For purposes of determining the assessed value of
29 the property, if by income approach to value, the assessment shall assume that all housing units
30 are rented at fair market rent as determined by the United States Department of Housing and
31 Urban Development. To be eligible for exemption, the housing unit shall be leased to a low or
32 moderate income household at such rents for the entire fiscal year for which the exemption is
33 sought.

34 SECTION 5. The date of determination as to the qualifying factors required by this act
35 shall be the first day of September of each year.

36 SECTION 6. This act shall be submitted to the voters of the town of Truro at the next
37 annual or special town election in the form of the following question which shall be placed upon
38 the official ballot to be used at said election: "Shall an act passed by the General Court in the
39 year 2013 entitled 'An Act relative to property tax exemptions for rental properties in the town of
40 Truro restricted as affordable housing', be accepted?"

41 If a majority of the votes cast in answer to the question is in the affirmative , then this act
42 shall take effect, but not otherwise.