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LC002820

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2017

A N A C T

RELATING TO TAXATION - LEVY AND ASSESSMENT OF LOCAL TAXES

Introduced By: Representatives Solomon, Phillips, Barros, Shanley, and Cunha

Date Introduced: June 08, 2017

Referred To: House Municipal Government

It is enacted by the General Assembly as follows:

1 SECTION 1. Sections 44-5-11.5 and 44-5-11.6 of the General Laws in Chapter 44-5
2 entitled "Levy and Assessment of Local Taxes" are hereby amended to read as follows:

3 **44-5-11.5. Legislative findings -- Revaluation cycle.**

4 It is found and declared that:

5 (1) Rhode Island property taxes continue to play a significant role in the financing of
6 local educational and municipal services. The general assembly recognizes that the way the
7 property tax is assessed, levied and collected can be improved to provide more reliable and up-to-
8 date property values in each of the cities and towns.

9 (2) The state's ten (10) year property revaluation cycle is the longest revaluation cycle in
10 the country. Infrequent revaluations translate into disparities in property tax burden between types
11 and classes of property within and among cities and towns. In addition, because each city and
12 town represents multiple systems and procedures for administering the property tax, there is an
13 inconsistent administration of property tax law and regulations.

14 (3) It is the intent of the general assembly to ensure that all taxpayers in Rhode Island are
15 treated equitably. The more frequent the revaluation, the greater the equity within and among
16 jurisdictions. Ensuring that taxpayers are treated fairly begins with modernizing the
17 administration of the property tax that ensures:

18 (i) Up-to-date property values are maintained through more frequent property
19 revaluations;

1 (ii) Cities and towns meet defined standards related to performing updates of property
2 values;

3 (iii) The state shares in the cost of performing updates of property values in the cities and
4 towns;

5 (iv) A meaningful and effective method of ensuring that cities and towns comply with the
6 nine (9) year revaluation cycle and the updates of property values are developed;

7 (v) Procedures for administering the property tax are standardized -- such as general
8 reporting and classification systems;

9 (vi) Assessors and contracted property revaluation companies meet appropriate
10 qualifications and standards; and

11 (vii) Intergovernmental cooperation in the administration of the property tax is
12 maximized.

13 (4) With these findings in mind, it is the intent of the general assembly to institute a
14 revaluation cycle where every city or town conducts a revaluation within nine (9) years of the
15 date of the prior revaluation and shall conduct an update of real property every three (3) years
16 from the date of the last revaluation.

17 **44-5-11.6. Assessment of valuations -- Apportionment of levies.**

18 (a) Notwithstanding the provisions of § 44-5-11 [repealed] beginning on December 31,
19 2000, the assessors in the several towns and cities shall conduct an update as defined in this
20 section or shall assess all valuations and apportion the levy of all taxes legally ordered under the
21 rules and regulations, not repugnant to law, as the town meetings and city councils, respectively,
22 shall, from time to time, prescribe; provided, that the update or valuation is performed in
23 accordance with the following schedules:

24 (1) (i) For a transition period, for cities and towns that conducted or implemented a
25 revaluation as of 1993 or in years later:

	Update	Revaluation
26		
27 Lincoln	2000	2003
28 South Kingstown	2000	2003
29 Smithfield	2000	2003
30 West Warwick	2000	2003
31 Johnston	2000	2003
32 Burrillville	2000	2003
33 North Smithfield	2000	2003
34 Central Falls	2000	2003

1	North Kingstown	2000	2003
2	Jamestown	2000	2003
3	North Providence	2001	2004
4	Cumberland	2001	2004
5	Bristol	2004	2001
6	Charlestown	2001	2004
7	East Greenwich	2002	2005
8	Cranston	2002	2005
9	Barrington	2002	2005
10	Warwick	2003	2006
11	Warren	2003	2006
12	East Providence	2003	2006

13 (ii) Provided that the reevaluation period for the town of New Shoreham shall be
14 extended to 2003 and the update for the town of Hopkinton may be extended to 2007 with no
15 additional reimbursements by the state relating to the delay.

16 (iii) The implementation date for this schedule is December 31st, of the stated year.

17 (iv) Those cities and towns not listed in this schedule shall continue the revaluation
18 schedule pursuant to § 44-5-11 [repealed].

19 (2) (i) For the post transition period and in years thereafter:

	Update #1	Update #2	Revaluation	
21	Woonsocket	2002	2005	2008
22	Pawtucket	2002	2005	2008
23	Portsmouth	2001	2004	2007
24	Coventry	2001	2004	2007
25	Providence	2003	2006	2009
26	Foster	2002	2005	2008
27	Middletown	2002	2005	2008
28	Little Compton	2003	2006	2009
29	Scituate	2003	2006	2009
30	Westerly	2003	2006	2009
31	West Greenwich	2004	2007	2010
32	Glocester	2004	2007	2010
33	Richmond	2004	2007	2010
34	Bristol	2004	2007	2010

1	Tiverton	2005	2008	2011
2	Newport	2005	2008	2011
3	New Shoreham	2006	2009	2012
4	Narragansett	2005	2008	2011
5	Exeter	2005	2008	2011
6	Hopkinton	2007	2010	2013
7	Lincoln	2006	2009	2012
8	South Kingstown	2006	2009	2012
9	Smithfield	2006	2009	2012
10	West Warwick	2006	2009	2012
11	Johnston	2006	2009	2012
12	Burrillville	2006	2009	2012
13	North Smithfield	2006	2009	2012
14	Central Falls	2006	2009	2012
15	North Kingstown	2006	2009	2012
16	Jamestown	2006	2009	2012
17	North Providence	2007	2010	2013
18	Cumberland	2007	2010	2013
19	Charlestown	2007	2010	2013
20	East Greenwich	2008	2011	2014
21	Cranston	2008	2011	2014
22	Barrington	2008	2010	2014
23	Warwick	2009	2012	2015
24	Warren	2009	2012	2016
25	East Providence	2009	2012	2015

26 (ii) The implementation date for the schedule is December 31st of the stated year. Upon
27 the completion of the update and revaluation according to this schedule, each city and town shall
28 conduct a revaluation within nine (9) years of the date of the prior revaluation and shall conduct
29 an update of real property every ~~three (3)~~ six (6) years from the last revaluation. Provided, that for
30 the town of Bristol, the time for the first statistical update following the 2010 revaluation shall be
31 extended from 2013 to 2014 and said statistical update shall be based on valuations as of
32 December 31, 2014, and the first revaluation following the December 31, 2014 and 2015
33 statistical revaluation shall be extended from 2016 to 2019 and said revaluation shall be based on
34 valuations as of December 31, 2018.

1 (b) No later than February 1, 1998, the director of the department of revenue shall
2 promulgate rules and regulations consistent with the provisions of this section to define the
3 requirements for the updates that shall include, but not be limited to:

4 (1) An analysis of sales;

5 (2) A rebuilding of land value tables;

6 (3) A rebuilding of cost tables of all improvement items; and

7 (4) A rebuilding of depreciation schedules. Upon completion of an update, each city or
8 town shall provide for a hearing and/or appeal process for any aggrieved person to address any
9 issue that arose during the update.

10 (c) The costs incurred by the towns and cities for the first update shall be borne by the
11 state in an amount not to exceed twenty dollars (\$20.00) per parcel. The costs incurred by the
12 towns and cities for the second update shall be borne eighty percent (80%) by the state (in an
13 amount not to exceed sixteen dollars (\$16.00) per parcel) and twenty percent (20%) by the town
14 or city, and in the third update and thereafter, the state shall pay sixty percent (60%) of the update
15 (not to exceed twelve dollars (\$12.00) per parcel) and the town or city shall pay forty percent
16 (40%); provided, that for the second update and in all updates thereafter, that the costs incurred
17 by any city or town that is determined to be a distressed community pursuant to § 45-13-12 shall
18 be borne eighty percent (80%) by the state and twenty percent (20%) by the city or town for all
19 updates required by this section.

20 (d) The office of municipal affairs, after consultation with the League of Cities and
21 Towns and the Rhode Island Assessors' Association, shall recommend adjustments to the costs
22 formula described in subsection (c) of this section based upon existing market conditions.

23 (e) Any property that is either exempt from the local property tax pursuant to § 44-3-3 or
24 pays a city or town an amount in lieu of taxes is not required to have its values updated pursuant
25 to this section and the property is not eligible for the reimbursement provisions of subsection (c)
26 of this section. However, those properties that are exempt from taxation and are eligible for state
27 appropriations in lieu of property tax under the provisions of § 45-13-5.1 are eligible for state
28 reimbursement pursuant to subsection (c) of this section, provided, that these properties were
29 revalued as part of that city or town's most recent property revaluation.

30 (f) No city or town is required to conduct an update pursuant to this section unless the
31 state has appropriated sufficient funds to cover the state's costs as identified in subsection (c) of
32 this section.

33 (g) Any city or town that fails to conduct an update or revaluation as required by this
34 section, or requests and receives an extension of the dates specified in this section, shall receive

1 the same amount of state aid under §§ 45-13-1, 45-13-5.1, and 45-13-12 in the budget year for
2 which the new values were to apply as the city or town received in-state aid in the previous
3 budget year; provided, however, if the new year's entitlement is lower than the prior year's
4 entitlement, the lower amount applies, except for the town of New Shoreham for the fiscal year
5 2003.

6 (h) Any bill or resolution to extend the dates for a city or town to conduct an update or
7 revaluation must be approved by a two-thirds (2/3) majority of both houses of the general
8 assembly.

9 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
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1 This act would increase from three (3) to six (6) years the interval of time within which a
2 city or town must conduct an update of its last real property revaluation.

3 This act would take effect upon passage.

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