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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend, on an emergency basis, Chapter 46 of Title 47 of the District of Columbia Official Code to clarify the development name and owners for a real property tax abatement.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Parkside Parcel E and J Mixed-Income Apartments Tax Abatement Emergency Amendment Act of 2014”.

Sec. 2. Chapter 46 of Title 47 of the District of Columbia Official Code is amended as follows:

(a) Section 47-4645 is amended to read as follows:

“(a) Subject to subsection (b) of this section, the real property described Lot 808, Square 5041, which is owned by GD CI Parkside 7, LLC, and known as The Grove at Parkside Apartments, and Lot 811, Square 5056, which is owned by Parkside Residential, LLC, and known as the Parkside Parcel J Mixed-Income Apartments, shall be allowed an annual real property tax abatement equal to the amount of the real property taxes assessed and imposed by Chapter 8 of this title of up to a total maximum amount for each lot of \$300,000 per year for 10

23 property tax years commencing for each of Lot 808 and Lot 811 at the beginning of the first
24 month following the date the lot is issued a final certificate of occupancy (“commencement
25 date”) and ending for each lot at the end of the 10th full real property tax year following the lot’s
26 commencement date.

27 “(b) The real property tax abatement authorized by this section shall expire for the lot, or
28 lots, whichever the case may be, that has not been issued a final certificate of occupancy by
29 September 20, 2018, and an abatement pursuant to this section shall not be allowed.

30 “(c) Notwithstanding any other provision of law and provided that the final certificate of
31 occupancy is issued on or before September 20, 2018, upon the issuance of a final certificate for
32 Lot 808 or Lot 811, any fees or deposits charged to and paid by the owner of that lot for the
33 development of The Grove at Parkside Apartments or Parkside Parcel J Mixed-Income
34 Apartments, including private space or building permit fees or public space permit fees (“related
35 fees”), shall be refunded and any prospective related fees forgiven.

36 “(d) The tax abatements and fees and deposits exemptions provided pursuant to this
37 section shall be in addition to, and not in lieu of, any other tax relief or assistance from any other
38 source applicable to The Grove at Parkside Apartments or Parkside Parcel J Mixed-Income
39 Apartments.”

40 Sec. 3. Fiscal impact statement.

41 The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact
42 statement required by section 602(c)(3) of the District of Columbia Home Rule Act, approved
43 December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

44 Sec. 4. Effective date.

45 This act shall take effect following approval by the Mayor (or in the event of veto by the

46 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
47 90 days, as provided for emergency acts of the Council of the District of Columbia in section
48 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
49 D.C. Official Code § 1-204.12(a)).

DRAFT