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City of Woonsocket
Rhode Island

February 19, A.D. 2024

Resolution

A RESOLUTION REQUESTING THE HONORABLE GENERAL ASSEMBLY TO AMEND THE RHODE ISLAND GENERAL LAWS TO ALLOW THE CITY OF WOONSOCKET TO TAX NEW REAL ESTATE CONSTRUCTION

WHEREAS, the City of Woonsocket ("City") is experiencing the redevelopment and improvements of many residential dwellings, units and commercial buildings which oftentimes significantly increases the value of the real property; and,

WHEREAS, the City's current tax enabling legislation does not allow the City to set an assessed value which properly reflects the value of the redevelopment and improvements of said real property when the Certificate of Occupancy is issued after the December 31 assessment date; and,

WHEREAS, each property that receives a Certificate of Occupancy after the date of assessment is not being fairly and equitably assessed in the same manner as other properties located throughout the City although the newly improved properties are utilizing all City services, including police, rescue, fire, and the benefits of the City's educational system; and,
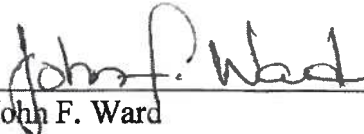
WHEREAS, equity dictates that owners of fully renovated properties pay their fair share of taxes for City services; and,

WHEREAS, similar enabling legislation has been approved by the General Assembly in favor of twenty-eight (28) other communities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOONSOCKET, RHODE ISLAND AS FOLLOWS:

Section 1. The City Council of the City of Woonsocket hereby supports and respectfully requests the Honorable Rhode Island General Assembly to approve the attached legislation.

Section 2. This Resolution shall take effect immediately upon its passage by the City Council and shall be conveyed forthwith by the City Clerk to the City's state elected Senators and Representatives to introduce said legislation to their respective legislative bodies for passage as state law.

John F. Ward
City Council President
By Request of the Administration

Brian J. Thompson
City Council

IN CITY COUNCIL February 19, 2024 - Read by title and passed unanimously.

§ 44-5-13.41. Woonsocket — Assessment and taxation of new real estate construction.

(a) Completed new construction of real estate, including manufactured homes or dwellings or living units on leased land, in the city of Woonsocket completed after any assessment date is liable for the payment of municipal taxes from the date the certificate of use and occupancy is issued or the date on which the new construction is first used for the purpose for which it was constructed, whichever is the earlier, prorated for the assessment year in which the new construction is completed. The prorated tax is computed on the basis of the applicable rate of tax with respect to the property, including the applicable rate of tax in any tax district in which the property is subject to tax following completion of the new construction, on the date the property becomes liable for the prorated tax in accordance with this section.

(b) The building official issuing the certificate shall, within ten (10) days after issuing the certificate, notify, the assessor in writing of the issuance of the certificate of use and occupancy.

(c) Not later than ninety (90) days after receipt by the assessor of the notice from the building official or after a determination by the assessor that the new construction is being used for the purpose for which it was constructed, the assessor shall determine the increment by which the assessment for the completed construction exceeds the assessment on the tax roll for the immediately preceding assessment date. The assessor shall prorate that amount from the date of issuance of the certificate of use and occupancy or the date on which the new construction was first used for the purpose for which it was constructed, as the case may be, to the assessment date immediately following and shall add the increment as so prorated to the tax roll for the immediately preceding assessment date and shall within five (5) days notify the record owner as appearing on the tax roll and tax collector of the additional assessment. In a property revaluation year, the assessor shall determine the increment by which the assessment for the completed construction exceeds the assessment on the tax roll for the immediately preceding assessment date, shall prorate that amount from the date of issuance of the certificate of use and occupancy or the date on which the new construction was first used for the purpose for which it was constructed, to the assessment date immediately following, and shall add the increment as prorated to the tax roll for the immediately preceding assessment date not later than forty-five (45) days after the date the tax roll is certified, or forty-five (45) days after receipt by the assessor of the notice from the building official or after a determination by the assessor that the new construction is being used for the purpose for which it was constructed.

(d) Any person claiming to be aggrieved by the action of the assessor under this section may appeal to the assessment board of review within sixty (60) days from notification of the additional assessment or to superior court as provided.

(e) Upon receipt of the notice from the assessor, the tax collector shall, if the notice is received after the normal billing date, within ten (10) days thereafter mail or hand a bill to the owner based upon an amount prorated by the assessor. The tax is due and payable and collectible as other municipal taxes and subject to the same liens and processes of collection; provided, that the tax is due and payable in an initial or single installment due and payable not sooner than thirty (30) days after the date the bill is mailed or handed to the owner, and in any remaining, regular installments, as they are due and payable, and the several installments of a tax so due and payable are equal.

(f) Nothing in this section authorizes the collection of taxes twice in respect of the land upon which the new construction is located.

(g) This section applies only to taxes levied and property assessed in the city of Woonsocket.