

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2011

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HOUSE BILL 417

Short Title: Extend Time For Site Of Low/Mod. Inc. Housing. (Public)

Sponsors: Representative McGrady (Primary Sponsor).
For a complete list of Sponsors, see Bill Information on the NCGA Web Site.

Referred to: Commerce and Job Development.

March 22, 2011

A BILL TO BE ENTITLED

AN ACT TO EXTEND THE TIME PERIOD FOR HOLDING REAL PROPERTY AS A
FUTURE SITE FOR HOUSING FOR LOW- OR MODERATE-INCOME INDIVIDUALS
AND FAMILIES.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 105-278.6 reads as rewritten:

"§ 105-278.6. **Real and personal property used for charitable purposes.**

(a) Real and personal property owned by:

...

(8) A nonprofit organization providing housing for individuals or families with
low or moderate incomes

shall be exempted from taxation if: (i) As to real property, it is actually and exclusively
occupied and used, and as to personal property, it is entirely and completely used, by the owner
for charitable purposes; and (ii) the owner is not organized or operated for profit.

...

(e) Real property held by an organization described in subdivision (a)(8) for a
charitable purpose under this section as a future site for housing for individuals or families with
low or moderate incomes may be classified under this section for no more than ~~five~~ 10 years.
The taxes that would otherwise be due on real property exempt under this subsection shall be a
lien on the property as provided in G.S. 105-355(a). The taxes shall be carried forward in the
records of the taxing unit as deferred taxes. The deferred taxes are due and payable in
accordance with G.S. 105-277.1F when the property loses its eligibility for deferral as a result
of a disqualifying event. A disqualifying event occurs when the property was not used for low-
or moderate-income housing within ~~five~~ 10 years from the first day of the fiscal year the
property was classified under this subsection. In addition to the provisions in G.S. 105-277.1F,
all liens arising under this subdivision are extinguished when the property is used for low- or
moderate-income housing within the time period allowed under this subsection."

SECTION 2. This act is effective for taxes imposed for taxable years beginning on
or after July 1, 2011.



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