

SENATE BILL NO. 620

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the Senate Committee on Finance and Appropriations

on _____)

(Patron Prior to Substitute--Senator Cosgrove)

A BILL to amend and reenact § 58.1-3321 of the Code of Virginia, relating to real property taxes; rate of increase.

Be it enacted by the General Assembly of Virginia:

1. That § 58.1-3321 of the Code of Virginia is amended and reenacted as follows:

§ 58.1-3321. Effect on rate when assessment results in tax increase; public hearings; referendum.

A. When any annual assessment, biennial assessment, or general reassessment of real property by a county, city, or town would result in an increase of one percent or more in the total real property tax levied, such county, city, or town shall reduce its rate of levy for the forthcoming tax year so as to cause such rate of levy to produce no more than 101 percent of the previous year's real property tax levies, unless subsection B is complied with, which rate shall be determined by multiplying the previous year's total real property tax levies by 101 percent and dividing the product by the forthcoming tax year's total real property assessed value. An additional assessment or reassessment due to the construction of new or other improvements, including those improvements and changes set forth in § 58.1-3285, to the property shall not be an annual assessment or general reassessment within the meaning of this section, nor shall the assessed value of such improvements be included in calculating the new tax levy for purposes of this section. Special levies shall not be included in any calculations provided for under this section.

B. 1. The governing body of a county, city, or town may, after conducting a public hearing, which shall not be held at the same time as the annual budget hearing, increase the rate above the reduced rate required in subsection A if (i) any such increase is deemed to be necessary by such governing body would produce no more than 103 percent of the previous year's real property tax levies and such increase is

27 approved by a majority vote of the governing body or (ii) any such increase would produce no more than
 28 105 percent of the previous year's real property tax levies and such increase is approved by a two-thirds
 29 vote of the governing body.

30 2. A county, city, or town may increase the rate above the reduced rate required in subsection A
 31 or the rates allowed in clauses (i) and (ii) of subdivision 1 if such increase is approved by a referendum
 32 within the locality. Such referendum shall be held in accordance with § 24.2-684 and initiated by a
 33 resolution of the local governing body. The clerk of the circuit court shall publish notice of the election in
 34 a newspaper of general circulation in the locality once a week for three consecutive weeks prior to the
 35 election. If the voters affirm the increased levy rate, the tax shall be effective in the amount and terms
 36 stated in the resolution. If such resolution of the governing body states for what projects or purposes the
 37 revenues collected from the tax are to be used, then the question on the ballot for the referendum shall
 38 include language stating for what projects or purposes the revenues collected from the tax are to be used.

39 C. Notice of ~~the~~ any public hearing held pursuant to this section shall be given at least 30 days
 40 before the date of such hearing by the publication of a notice in (i) at least one newspaper of general
 41 circulation in such county or city and (ii) a prominent public location at which notices are regularly posted
 42 in the building where the governing body of the county, city, or town regularly conducts its business,
 43 except that such notice shall be given at least 14 days before the date of such hearing in any year in which
 44 neither a general appropriation act nor amendments to a general appropriation act providing appropriations
 45 for the immediately following fiscal year have been enacted by April 30 of such year. Any such notice
 46 shall be at least the size of one-eighth page of a standard size or a tabloid size newspaper, and the headline
 47 in the advertisement shall be in a type no smaller than 18-point. The notice described in clause (i) shall
 48 not be placed in that portion, if any, of the newspaper reserved for legal notices and classified
 49 advertisements. The notice described in clauses (i) and (ii) shall be in the following form and contain the
 50 following information, in addition to such other information as the local governing body may elect to
 51 include:

52 NOTICE OF PROPOSED REAL PROPERTY TAX INCREASE

53 The (name of the county, city or town) proposes to increase property tax levies.

54 1. Assessment Increase: Total assessed value of real property, excluding additional assessments
55 due to new construction or improvements to property, exceeds last year's total assessed value of real
56 property by _____ percent.

57 2. Lowered Rate Necessary to Offset Increased Assessment: The tax rate which would levy the
58 same amount of real estate tax as last year, when multiplied by the new total assessed value of real estate
59 with the exclusions mentioned above, would be \$_____ per \$100 of assessed value. This rate will be
60 known as the "lowered tax rate."

61 3. Effective Rate Increase: The (name of the county, city or town) proposes to adopt a tax rate of
62 \$_____ per \$100 of assessed value. The difference between the lowered tax rate and the proposed rate
63 would be \$_____ per \$100, or _____ percent. This difference will be known as the "effective tax rate
64 increase."

65 Individual property taxes may, however, increase at a percentage greater than or less than the above
66 percentage.

67 4. Proposed Total Budget Increase: Based on the proposed real property tax rate and changes in
68 other revenues, the total budget of (name of county, city or town) will exceed last year's by _____ percent.

69 A public hearing on the increase will be held on (date and time) at (meeting place).

70 ~~C-D.~~ All hearings shall be open to the public. The governing body shall permit persons desiring
71 to be heard an opportunity to present oral testimony within such reasonable time limits as shall be
72 determined by the governing body.

73 ~~D-E.~~ The provisions of this section shall not be applicable to the assessment of public service
74 corporation property by the State Corporation Commission.

75 ~~E-F.~~ Notwithstanding other provisions of general or special law, the tax rate for taxes due on or
76 before June 30 of each year may be fixed on or before May 15 of that tax year.

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