

SENATE BILL NO. 555

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the Senate Committee on Finance and Appropriations

on _____)

(Patron Prior to Substitute--Senator Williams Graves)

A BILL to amend the Code of Virginia by adding in Article 3 of Chapter 3 of Title 58.1 a section numbered 58.1-339.15, relating to home seller tax credit.

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding in Article 3 of Chapter 3 of Title 58.1 a section numbered 58.1-339.15 as follows:

§ 58.1-339.15. Home seller tax credit.

A. For taxable years beginning on and after January 1, 2024, but before January 1, 2029, an individual or married couple filing jointly shall be allowed a credit against the tax levied pursuant to § 58.1-320 for selling a residential real property that is the taxpayer's primary residence and is located in the Commonwealth to an owner-occupant as disclosed on the standard purchase agreement. The amount of the credit allowed under this section shall be equal to two percent of the sales price of the real property, not to exceed \$5,000. A taxpayer shall only be allowed one credit under this section per taxable year.

B. 1. If the taxpayer is a resident of Virginia and not a person to whom § 58.1-303 applies and if the amount of the credit exceeds the taxpayer's liability for such taxable year, the excess may be refunded by the Tax Commissioner. Tax credits shall be refunded by the Tax Commissioner on behalf of the Commonwealth for 100 percent of face value. Tax credits shall be refunded within 90 days after the filing date of the income tax return on which the individual applies for the refund.

2. Except as provided in subdivision 1, the amount of the credit claimed pursuant to this section for any taxable year shall not exceed the taxpayer's Virginia income tax liability.

