

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1989

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HOUSE BILL 457
Committee Substitute Favorable 4/18/89

Short Title: Property Used by Government/Tax.

(Public)

Sponsors:

Referred to:

March 6, 1989

A BILL TO BE ENTITLED

AN ACT TO EXCLUDE FROM AD VALOREM TAXATION REAL AND
PERSONAL PROPERTY OWNED BY NON-PROFIT ORGANIZATIONS AND
LEASED BY UNITS OF GOVERNMENT FOR PUBLIC PURPOSES.

The General Assembly of North Carolina enacts:

Section 1. G.S. 105-275 is amended by adding a new subdivision to read:

"(38) Real and personal property owned by a non-profit corporation, as defined in Chapter 55A of the General Statutes, and leased by the United States, the State, a county, or a municipality and used by the unit of government only for public purposes. If only part of the property that otherwise meets the requirements of this subdivision is used for public purposes, that part, according to its value, shall not be listed, appraised, assessed, or taxed. For purposes of this subdivision, a 'unit of government' means a unit of government as defined under G.S. 105-278.1."

Sec. 2. G.S. 105-282.1(a) reads as rewritten:

"(a) Every owner of property claiming exemption or exclusion from property taxes under the provisions of this Subchapter has the burden of establishing that the property is entitled thereto. Except as provided below, an owner claiming exemption or exclusion shall annually file an application for exemption or exclusion during the listing period. If the property for which the exemption or exclusion is claimed is appraised by the Department of Revenue, the application shall be filed with the Department. Otherwise, the application shall be filed with the assessor of the county in which the property is situated. If the property covered by the application is located within a municipality, that fact shall be shown on the application. Each application filed with the

1 Department of Revenue or an assessor shall be submitted on a form approved by the
2 Department. Application forms shall be made available by the assessor and the
3 Department, as appropriate.

- 4 (1) The United States government, the State of North Carolina and the
5 counties and municipalities of the State are exempted from the
6 requirement that owners file applications for exemption.
- 7 (2) Owners of the special classes of property excluded from taxation under
8 G.S. 105-275(5), (15), (16), (26), (31), (33), or (34), or exempted
9 under G.S. 105-278.2 are not required to file applications for the
10 exclusion of that property.
- 11 (3) After an owner of property entitled to exemption under G.S. 105-
12 277.1, 105-278.3, 105-278.4, 105-278.5, 105-278.6, 105-278.7, or
13 105-278.8 or exclusion under G.S. 105-275(3), ~~(7) or (7)~~, (12) or (38)
14 or G.S. 105-278 has applied for exemption and the exemption has been
15 approved, such owner shall not be required to file applications in
16 subsequent years except in the following circumstances:
- 17 a. New or additional property is acquired or improvements are
18 added or removed, necessitating a change in the valuation of the
19 property, or
- 20 b. There is a change in the use of the property or the qualifications
21 or eligibility of the taxpayer necessitating a review of the
22 exemption.
- 23 (4) Upon a showing of good cause by the applicant for failure to make a
24 timely application, an application for exemption or exclusion filed
25 after the close of the listing period may be approved by the
26 Department of Revenue, the board of equalization and review, the
27 board of county commissioners, or the governing body of a
28 municipality, as appropriate. An untimely application for exemption
29 or exclusion approved under this subdivision applies only to property
30 taxes levied by the county or municipality in the calendar year in
31 which the untimely application is filed."

32 Sec. 3. This act is effective for taxable years beginning on or after January 1,
33 1989. Notwithstanding the provisions of G.S. 105-282.1(a), an application for the
34 exclusion provided in this act for the 1989 tax year shall be considered timely if it is
35 filed on or before September 1, 1989.