

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2003

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HOUSE DRH80217-LY-99 (4/2)

Short Title: Exempt University Trust Property.

(Public)

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Sponsors: Representative Brubaker.

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Referred to:

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A BILL TO BE ENTITLED

AN ACT TO EXEMPT FROM PROPERTY TAX EDUCATIONAL PROPERTY HELD BY A NONPROFIT ENTITY IN TRUST FOR A PUBLIC OR PRIVATE UNIVERSITY OR A COMMUNITY COLLEGE LOCATED IN NORTH CAROLINA.

The General Assembly of North Carolina enacts:

**SECTION 1.** G.S. 105-278.4 reads as rewritten:

**"§ 105-278.4. Real and personal property used for educational purposes.**

(a) Buildings. – Buildings, the land they actually occupy, and additional land reasonably necessary for the convenient use of any such building shall be exempted from taxation if:

(1) Owned by ~~an educational institution (including a university, college, school, seminary, academy, industrial school, public library, museum, and similar institution);~~ either of the following:

a. An educational institution.

b. A nonprofit entity in trust for the sole benefit of a constituent or affiliated institution of The University of North Carolina, an institution as defined in G.S. 116-22, a community college, or a combination of these.

(2) The owner is not organized or operated for profit and no officer, shareholder, member, or employee of the owner or any other person is entitled to receive pecuniary profit from the owner's operations except reasonable compensation for services;

(3) Of a kind commonly employed in the performance of those activities naturally and properly incident to the operation of an educational institution such as the owner; and

1 (4) Wholly and exclusively used for educational purposes by the owner or  
2 occupied gratuitously by another nonprofit educational institution ~~(as~~  
3 ~~defined herein)~~ and wholly and exclusively used by the occupant for  
4 nonprofit educational purposes.

5 (b) Land. – Land (exclusive of improvements); and improvements other than  
6 buildings, the land actually occupied by such improvements, and additional land  
7 reasonably necessary for the convenient use of any such improvement shall be  
8 exempted from taxation if:

9 (1) Owned by an educational institution that owns real property entitled to  
10 exemption under the provisions of subsection (a), above;

11 (2) Of a kind commonly employed in the performance of those activities  
12 naturally and properly incident to the operation of an educational  
13 institution such as the owner; and

14 (3) Wholly and exclusively used for educational purposes by the owner or  
15 occupied gratuitously by another nonprofit educational institution (as  
16 defined herein) and wholly and exclusively used by the occupant for  
17 nonprofit educational purposes.

18 (c) Partial Exemption. – Notwithstanding the exclusive-use requirements of  
19 subsections (a) and (b), above, if part of a property that otherwise meets the  
20 requirements of one of those subsections is used for a purpose that would require  
21 exemption if the entire property were so used, the valuation of the part so used shall be  
22 exempted from taxation.

23 (d) Public Use. – The fact that a building or facility is incidentally available to  
24 and patronized by the general public, so long as there is no material amount of business  
25 or patronage with the general public, ~~shall does~~ not defeat the exemption granted by this  
26 section.

27 (e) Personal Property. – Personal property owned by a church, a religious body,  
28 or an educational institution ~~(including a university, college, school, seminary,~~  
29 ~~academy, industrial school, public library, museum, and similar institution)~~ shall be  
30 exempted from taxation if:

31 (1) The owner is not organized or operated for profit, and no officer,  
32 shareholder, member, or employee of the owner, or any other person is  
33 entitled to receive pecuniary profit from the owner's operations except  
34 reasonable compensation for services; and

35 (2) Used wholly and exclusively for educational purposes by the owner or  
36 held gratuitously by a church, religious body, or nonprofit educational  
37 institution ~~(as defined herein)~~ other than the owner, and wholly and  
38 exclusively used for nonprofit educational purposes by the possessor.

39 (f) Definitions. – The following definitions apply in this section:

40 (1) Educational institution. – The term includes a university, a college, a  
41 school, a seminary, an academy, an industrial school, a public library,  
42 a museum, and similar institutions.

43 (2) Educational purpose. – A purpose ~~An educational purpose within the~~  
44 ~~meaning of this section is one~~ that has as its objective the education or

1 instruction of human beings; it comprehends the transmission of  
2 information and the training or development of the knowledge or skills  
3 of individual persons. The operation of a student housing facility, a  
4 student dining facility, a golf course, a tennis court, a sports arena, a  
5 similar sport property, or a similar recreational sport property for the  
6 use of students or faculty is also an educational purpose, regardless of  
7 the extent to which the property is also available to and patronized by  
8 the general public."

9 **SECTION 2.** This act is effective for taxes imposed for taxable years  
10 beginning on or after July 1, 2003.