
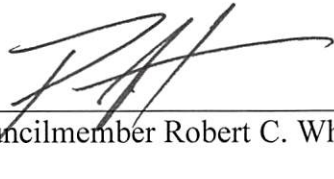


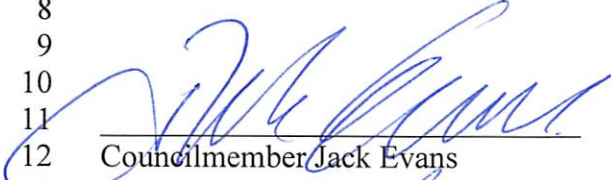


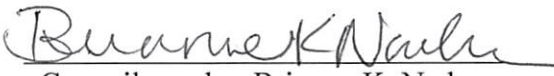
1 
2 Councilmember Charles Allen

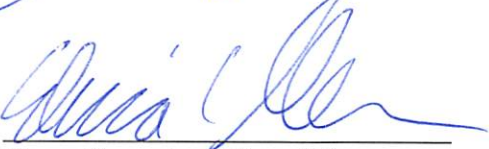

Councilmember Robert C. White, Jr.

3
4
5 
6 Councilmember Anita Bonds


Councilmember Mary M. Cheh

7
8
9
10 
11 Councilmember Jack Evans


Councilmember Brianne K. Nadeau

12
13
14 
15 Councilmember Elissa Silverman

16
17
18
19
20
21
22 A BILL

23
24
25
26 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

27
28
29
30 To amend section 47-820.02 of the District of Columbia Official Code to mandate that
31 the income capitalization method be used in the assessment of affordable housing properties for
32 which a purchase price is not ascertainable.

33
34 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
35 act may be cited as the “Fair Assessments for Affordable Housing Amendment Act of 2017”.

36
37 Sec. 2. Section 47-820.02(b) of the District of Columbia Official Code is amended to
38 read as follows:

39 “(b) If the limitations, encumbrances, and restrictions associated with the property have
40 been imposed subsequent to the current property owner receiving the property, the property has
41 been transferred from a government entity or tax-exempt organization to a property owner

42 without significant consideration, or the purchase price is not ascertainable, the property shall be
43 assessed using the income approach to evaluation, which bases assessed value on the amount that
44 investors would be willing to pay to receive the income that the property could be expected to
45 yield under the terms of the limitations, encumbrances, and restrictions associated with the
46 property, in accordance with the following guidelines:

47 “(1) An indication of the value of an income producing property may be estimated
48 by computing the present worth of a future income stream;

49 “(2) The income stream shall be capitalized or converted into an indicated value
50 using a higher capitalization rate than that applied to market comparisons; and

51 “(3) The amount to be capitalized may be either the gross return or the net
52 return.”.

53 Sec. 3. Fiscal impact statement.

54 The Council adopts the fiscal impact statement in the committee report as the fiscal
55 impact statement required by 4a of the General Legislative Procedures Act of 1975, approved
56 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

57 Sec. 4. Effective date.

58 This act shall take effect following approval by the Mayor (or in the event of veto by the
59 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
60 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
61 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
62 Columbia Register.