

2016 -- H 7975 AS AMENDED

LC005511

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2016

A N A C T

RELATING TO TAXATION -- LOCAL REAL ESTATE ASSESSMENTS

Introduced By: Representative Kenneth A. Marshall

Date Introduced: March 23, 2016

Referred To: House Municipal Government

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 44-5-11.6 of the General Laws in Chapter 44-5 entitled "Levy and  
2 Assessment of Local Taxes" is hereby amended to read as follows:

3 **44-5-11.6. Assessment of valuations -- Apportionment of levies.** -- (a) Notwithstanding  
4 the provisions of § 44-5-11 [repealed] beginning on December 31, 2000, the assessors in the  
5 several towns and cities shall conduct an update as defined in this section or shall assess all  
6 valuations and apportion the levy of all taxes legally ordered under the rules and regulations, not  
7 repugnant to law, as the town meetings and city councils, respectively, shall, from time to time,  
8 prescribe; provided, that the update or valuation is performed in accordance with the following  
9 schedules: (1) (i) For a transition period, for cities and towns that conducted or implemented a  
10 revaluation as of 1993 or in years later:

	Update	Revaluation
11		
12	Lincoln	2000 2003
13	South Kingstown	2000 2003
14	Smithfield	2000 2003
15	West Warwick	2000 2003
16	Johnston	2000 2003
17	Burrillville	2000 2003
18	North Smithfield	2000 2003
19	Central Falls	2000 2003

1	North Kingstown	2000	2003
2	Jamestown	2000	2003
3	North Providence	2001	2004
4	Cumberland	2001	2004
5	Bristol	2004	2001
6	Charlestown	2001	2004
7	East Greenwich	2002	2005
8	Cranston	2002	2005
9	Barrington	2002	2005
10	Warwick	2003	2006
11	Warren	2003	2006
12	East Providence	2003	2006

13           (ii) Provided that the reevaluation period for the town of New Shoreham shall be  
14 extended to 2003 and the update for the town of Hopkinton may be extended to 2007 with no  
15 additional reimbursements by the state relating to the delay.

16           (iii) The implementation date for this schedule is December 31 s t, of the stated year.

17           (iv) Those cities and towns not listed in this schedule shall continue the revaluation  
18 schedule pursuant to § 44-5-11 [repealed].

19           (2)(i) For the post transition period and in years thereafter:

20		Update #1	Update #2	Revaluation
21	Woonsocket	2002	2005	2008
22	Pawtucket	2002	2005	2008
23	Portsmouth	2001	2004	2007
24	Coventry	2001	2004	2007
25	Providence	2003	2006	2009
26	Foster	2002	2005	2008
27	Middletown	2002	2005	2008
28	Little Compton	2003	2006	2009
29	Scituate	2003	2006	2009
30	Westerly	2003	2006	2009
31	West Greenwich	2004	2007	2010
32	Glocester	2004	2007	2010
33	Richmond	2004	2007	2010
34	Bristol	2004	2007	2010

1	Tiverton	2005	2008	2011
2	Newport	2005	2008	2011
3	New Shoreham	2006	2009	2012
4	Narragansett	2005	2008	2011
5	Exeter	2005	2008	2011
6	Hopkinton	2007	2010	2013
7	Lincoln	2006	2009	2012
8	South Kingstown	2006	2009	2012
9	Smithfield	2006	2009	2012
10	West Warwick	2006	2009	2012
11	Johnston	2006	2009	2012
12	Burrillville	2006	2009	2012
13	North Smithfield	2006	2009	2012
14	Central Falls	2006	2009	2012
15	North Kingstown	2006	2009	2012
16	Jamestown	2006	2009	2012
17	North Providence	2007	2010	2013
18	Cumberland	2007	2010	2013
19	Charlestown	2007	2010	2013
20	East Greenwich	2008	2011	2014
21	Cranston	2008	2011	2014
22	Barrington	2008	2010	2014
23	Warwick	2009	2012	2015
24	Warren	2009	2012	2016
25	East Providence	2009	2012	2015

26 (ii) The implementation date for the schedule is December 31st of the stated year. Upon  
27 the completion of the update and revaluation according to this schedule, each city and town shall  
28 conduct a revaluation within nine (9) years of the date of the prior revaluation and shall conduct  
29 an update of real property every three (3) years from the last revaluation. Provided, that for the  
30 town of Bristol, the time for the first statistical update following the 2010 revaluation shall be  
31 extended from 2013 to 2014 and said statistical update shall be based on valuations as of  
32 December 31, 2014, [and the first revaluation following the December 31, 2014 and 2015](#)  
33 [statistical revaluations shall be extended from 2016 to 2019 and said revaluation shall be based on](#)  
34 [valuations as of December 31, 2018.](#)

1 (b) No later than February 1, 1998, the director of the department of revenue shall  
2 promulgate rules and regulations consistent with the provisions of this section to define the  
3 requirements for the updates that shall include, but not be limited to:

4 (1) An analysis of sales;

5 (2) A rebuilding of land value tables;

6 (3) A rebuilding of cost tables of all improvement items; and

7 (4) A rebuilding of depreciation schedules. - Upon completion of an update, each city or  
8 town shall provide for a hearing and/or appeal process for any aggrieved person to address any  
9 issue that arose during the update.

10 (c) The costs incurred by the towns and cities for the first update shall be borne by the  
11 state in an amount not to exceed twenty dollars (\$20.00) per parcel. The costs incurred by the  
12 towns and cities for the second update shall be borne eighty percent (80%) by the state (in an  
13 amount not to exceed sixteen dollars (\$16.00) per parcel) and twenty percent (20%) by the town  
14 or city, and in the third update and thereafter, the state shall pay sixty percent (60%) of the update  
15 (not to exceed twelve dollars (\$12.00) per parcel) and the town or city shall pay forty percent  
16 (40%); provided, that for the second update and in all updates thereafter, that the costs incurred  
17 by any city or town that is determined to be a distressed community pursuant to § 45-13-12 shall  
18 be borne eighty percent (80%) by the state and twenty percent (20%) by the city or town for all  
19 updates required by this section.

20 (d) The office of municipal affairs, after consultation with the League of Cities and  
21 Towns and the Rhode Island Assessors' Association, shall recommend adjustments to the costs  
22 formula described in subsection (c) of this section based upon existing market conditions.

23 (e) Any property that is either exempt from the local property tax pursuant to § 44-3-3 or  
24 pays a city or town an amount in lieu of taxes is not required to have its values updated pursuant  
25 to this section and the property is not eligible for the reimbursement provisions of subsection (c)  
26 of this section. However, those properties that are exempt from taxation and are eligible for state  
27 appropriations in lieu of property tax under the provisions of § 45-13-5.1 are eligible for state  
28 reimbursement pursuant to subsection (c) of this section, provided, that these properties were  
29 revalued as part of that city or town's most recent property revaluation.

30 (f) No city or town is required to conduct an update pursuant to this section unless the  
31 state has appropriated sufficient funds to cover the state's costs as identified in subsection (c) of  
32 this section.

33 (g) Any city or town that fails to conduct an update or revaluation as required by this  
34 section, or requests and receives an extension of the dates specified in this section, shall receive

1 the same amount of state aid under §§ 45-13-1, 45-13-5.1, and 45-13-12 in the budget year for  
2 which the new values were to apply as the city or town received in-state aid in the previous  
3 budget year; provided, however, if the new year's entitlement is lower than the prior year's  
4 entitlement, the lower amount applies, except for the town of New Shoreham for the fiscal year  
5 2003.

6 (h) Any bill or resolution to extend the dates for a city or town to conduct an update or  
7 revaluation must be approved by a two-thirds (2/3) majority of both houses of the general  
8 assembly.

9 SECTION 2. If any provision of this act, or the application thereof to the Town of Bristol  
10 or to any person or circumstances, is deemed invalid for any reason, the remainder of this act, or  
11 the application of such provision to said town or other persons or circumstances, shall not be  
12 affected thereby and, to this end, the provisions of this act are declared to be severable.

13 SECTION 3. This act shall take effect upon passage.

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
A N A C T  
RELATING TO TAXATION -- LOCAL REAL ESTATE ASSESSMENTS

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1           This act would allow the town of Bristol to postpone its full real estate revaluation update  
2 from 2016 to 2019.

3           This act would take effect upon passage.

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