


Councilmember Brandon T. Todd

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A BILL

IN THE COUNCIL OF DISTRICT OF COLUMBIA

To amend, on an emergency basis, Chapter 10 of Title 47 of the District of Columbia Official Code to provide a real property tax exemption to the properties on Square 2950, Lots 824 and 826.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Children's Hospital Research and Innovation Campus Phase 1 Emergency Amendment Act of 2019".

Sec. 2. Chapter 10 of Title 47 of the District of Columbia Official Code is amended by adding a new section 47-1099.04 to read as follows:

“§ 47-1099.04. Children’s Hospital real property tax exemption.

“(a) Only that portion of real property currently described for assessment and taxation purposes as Square 2950, Lot 808 which is to be subdivided in part into Square 2950, Lots 824 and 826 effective for tax year 2020, and the buildings located thereon (“Property”), owned by Children’s National at Walter Reed, LLC, a wholly-owned subsidiary of Children’s Hospital, a District of Columbia nonprofit corporation, shall remain exempt from real property taxation to the extent the property is validly exempt as of the day prior to any leases being granted to certain business entities (controlled directly or indirectly by Children’s Hospital) to receive the federal

36 tax benefits, including New Markets Tax Credits under 26 U.S.C. § 45D, Opportunity Zone tax
37 benefits under 26 U.S.C. § 1400Z-1, *et seq.*, or Historic Rehabilitation Tax Credits under 26
38 U.S.C. § 47; provided, that the Property shall be subject to §§ 47-1007 and 47-1009. The
39 Property shall be subject to the provisions of §§ 47-1005, 47-1007 and 47-1009 where a
40 sublease or lease is made to another entity (other than the certain business entities referenced in
41 this subsection) that would not qualify for exemption under § 47-1002 if it were both the owner
42 and user of the property.

43 “(b) Any transfer, assignment, or other disposition of all or any portion of the Property,
44 including an assignment of leasehold interest in the Property or a sublease of the Property,
45 between Children’s National at Walter Reed, LLC and Children’s Hospital, or any business
46 entity controlled directly or indirectly by Children’s Hospital, shall be exempt from the tax
47 imposed by § 42-1103 and § 47-903.”.

48 Sec. 3. Fiscal impact statement.

49 The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal
50 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
51 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

52 Sec. 4. Effective date.

53 This act shall take effect following approval by the Mayor (or in the event of veto by the
54 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
55 90 days, as provided for emergency acts of the Council of the District of Columbia in section
56 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
57 D.C. Official Code § 1-204.12(a)).