

Sec. 19-40. - Economic development tax incentive.

- (a) The town council is authorized to phase in, over a period of six years, the taxes due upon certain business property located in town, not to include residential purposes or multi-family housing.
- (b) The real estate taxes shall be phased in pursuant to the following schedule:

Year	Percent
1	0
2	20
3	<u>40</u>
4	<u>60</u>
5	80
6	100

- (c) No exemption shall be authorized under this section for land. Existing buildings and/or structures and land shall be taxed at 100 percent of its assessed value. The incentive authorized by this section shall be available only to new buildings, new structures, new additions to existing buildings or structures on taxable property, and for substantial improvements to existing structures costing in excess of 50 percent of the assessed value of the existing structure.
- (d) The phase-in shall be intended to inure to the benefit of the town because of (i) the willingness of the business concerns to locate in the town, or (ii) the willingness of a business to replace, reconstruct, expand, or remodel existing buildings or facilities with modern buildings or facilities resulting in an increase in building investment by the firm in the town.
- (e) Except as provided in this section, any new buildings, new structures and/or new additions to existing buildings or structures used essentially for offices, manufacturing or commercial enterprises and not for residential purposes, the payment of taxes on which has been so exempted or which has been so phased in shall not, during the period for which the phase-in is granted, be further subject to taxation by the town.
- (f) To be eligible for this economic development tax incentive, the new building or structure and/or any new additions to existing buildings or structures and not for residential purposes shall be occupied pursuant to a duly issued town or State of Rhode Island certificate of occupancy.
- (g) In the case of commercial or industrial condominiums, the phase in of taxes shall occur in the following manner:
  - (1) Six-year phase in for the value of the building that will contain condominium units. Phase in incentive accrues to the owner of the building at the time of its final inspection.
  - (2) Six-year phase in for the value of each condominium unit to commence at the time of said unit receiving its certificate of occupancy. Phase in incentive accrues to the owner of the condominium unit upon receipt of its certificate of occupancy.
- (h) This section shall be repealed as of December 31, 2018 unless extended by further action of the town council. (Ord. No. 97-5, § 1, 4-7-1997; Ord. No. 08-21, §§ 1, 2, 10-20-2008; Ord. No. 10-09, §§ 1, 2, 5-24-2010; Ord. No. 10-10, § 1, 7-10-2010; Ord. No. 10-18, § 1, 9-27-2010; Ord. No. 13-16, § 1, 10-7-2013)