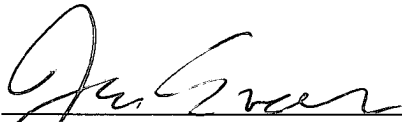


1   
2 Councilmember Jack Evans

  
Councilmember David Grosso

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6  
7 A BILL  
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10  
11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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15

16 To amend Title 42 of the D.C. Official Code to include a first-time homebuyer tax credit  
17 for residents who have never owned residential real property or economic interest in a  
18 cooperative unit in the District of Columbia.

19  
20 BE IT ENACTED BY THE COUNCIL FOR THE DISTRICT OF COLUMBIA, That  
21 this act may be cited as the “First-time Homebuyer Tax Credit Amendment Act of 2014”.

22  
23 Sec. 2. Section 42-1101 of the D.C. Official Code is amended by adding a new paragraph  
24 (16) to read as follows:

25 “(16) “First-time District of Columbia homebuyer” means an individual who has never  
26 owned real property or economic interest in a cooperative unit in the District of Columbia that  
27 has been the individual’s principal residence. The term “first-time District of Columbia  
28 homebuyer” shall also include an individual who has divorced or separated where a formal  
29 settlement did not convey an ownership interest in a principal residence which had been jointly  
30 owned.”

31 Sec. 3. Section 42-1103 of the D.C. Official Code is amended by adding a new paragraph  
32 (e) to read as follows:

33 “(e) If there are two or more home buyers, this subsection does not apply unless each  
34 homebuyer is a first-time District of Columbia homebuyer or a co-maker or guarantor of a

1 purchase money mortgage or purchase money deed of trust for the real property or economic  
2 interest in a cooperative unit and the co-maker or guarantor will not occupy the residence as the  
3 co-maker's or guarantor's principal residence.”

4 (b) A new paragraph (e-1) is added to read as follows:

5 “(e-1) Beginning September 30, 2015 and notwithstanding any other provision of law, for  
6 the sale of improved residential real property or economic interest in a cooperative unit to a first-  
7 time District of Columbia homebuyer who will occupy the property as a principal residence, the  
8 rate of the recordation tax shall be reduced to 0.725% of the consideration payable for the  
9 instrument of writing and shall be paid by the buyer, unless expressly negotiated otherwise, and  
10 the transfer tax shall be paid entirely by the seller at the applicable rate , unless expressly  
11 negotiated otherwise.”

12 (c) A new paragraph (e-2) is added to read as follows:

13 “(e-2) To qualify for the exemption under paragraph (e-1) of this subsection, each grantee  
14 or an agent of the grantee shall provide a statement that is signed under oath by the grantee or  
15 agent of the grantee stating that:

16 (1) The grantee is an individual who has never owned in the District of Columbia  
17 residential real property or economic interest in a cooperative unit that has been the individual's  
18 principal residence; and

19 (2) The residence will be occupied by the grantee as the grantee's principal  
20 residence; or

21 (3) The grantee is a co-maker or guarantor of a purchase money mortgage or  
22 purchase money deed of trust; and

23 (4) The grantee will not occupy the residence as the co-maker's or guarantor's

1 principal residence.

2 (5) A statement under paragraph (e-2) of this subsection by an agent of a grantee  
3 shall state that the statement:

4 (a) Is based on a diligent inquiry made by the agent with respect to  
5 the facts set forth in the statement; and

6 (b) Is true to the best of the knowledge, information, and belief of the  
7 agent.”

8 Sec. 4. Fiscal impact statement.

9 The Council adopts the fiscal impact statement in the committee report as the fiscal  
10 impact statement required by section 602(c)(3) of the District of Columbia Home Rule  
11 Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

12 Sec. 5. Effective date.

13 This act shall take effect following approval by the Mayor (or in the event of veto by the  
14 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as  
15 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
16 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(2)), and publication in the District of  
17 Columbia Register.