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SENATE BILL 1427
By Cohen

AN ACT to amend Tennessee Code Annotated, Title 67, relative to the taxation of Affordable Housing.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1.Tennessee Code Annotated, Chapter 67 is amended by adding the following as appropriately designated subdivision:

____ In appraising real property that is developed under the Section 42 Federal Low Income Housing Tax Credit Program and Multifamily Bond Program, the assessor shall not assign any value to low income housing credits allocated to property pursuant section 42 of the IRS code, and shall appraise the property based upon its present restricted us value. A recorded Land Use restrictive Covenant with the Tennessee Housing Development Agency under the Federal Low Income Housing Tax Credit program shall designate the properties subject to this section to be assessed as affordable housing.

SECTION 2. This act shall take effect upon becoming law, the public welfare requiring it.