

AN ACT

*Codification
District of
Columbia
Official Code*

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Community Access to Health Care Amendment Act of 2006 to credit all loan payments and proceeds arising from a disposition of Lots 3 and 4, Square 5919, to the Community Health Care Financing Fund; and to amend Chapter 46 of Title 47 of the District of Columbia Official Code to exempt from deed and recordation tax the transfer of Lots 3 and 4, Square 5919, to Specialty Hospital of Washington-GSE Holdings, LLC, and to exempt from taxation the land and improvements located in Lots 3 and 4, Square 5919.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “East of the River Hospital Revitalization Tax Exemption Amendment Act of 2008”.

Sec. 2. Section 101(a) of the Community Access to Health Care Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-288; D.C. Official Code § 7-1931(a)), is amended as follows:

**Amend
§ 7-1931**

(a) Paragraph (1) is amended by striking the phrase “; and” and inserting a semicolon in its place.

(b) Paragraph (2) is amended by striking the period and inserting a semicolon in its place.

(c) New paragraphs (3) and (4) are added to read as follows:

“(3) All payments received from Greater Southeast Investment, L.P., relating to its loans of approximately \$49 million to Specialty Hospitals of America, LLC, or certain of its subsidiaries; and

“(4) The District’s share of any proceeds arising from a disposition of all or any part of the land and improvements on Lots 3 and 4, Square 5919.”.

Sec. 3. Chapter 46 of Title 47 of the District of Columbia Official Code is amended as follows:

(a) The table of contents is amended by adding a new section 47-4614 to read as follows:

“§ 47-4614. East of the river hospital tax exemptions.”

(b) A new section 47-4614 is added to read as follows:

Amend
§ 47-4614

“§ 47-4614. East of the river hospital tax exemptions.

“(a) The transfer of Lots 3 and 4, Square 5919, transferred to Specialty Hospitals of Washington-GSE Holdings, LLC, or certain of its subsidiary entities, shall be exempt from the tax imposed by § 42-1103 and § 47-903.

“(b) The real property, including land and improvements, designated for tax purposes as Lots 3 and 4, Square 5919, shall be exempt from the tax imposed by Chapter 8 of this title; provided, that the exemption shall commence on the date that Specialty Hospitals of America, LLC, or certain of its subsidiary entities, acquires the property and terminates on the earlier to occur of:

“(1) The date that the Mayor certifies to the District of Columbia Treasurer that Specialty Hospitals of America, LLC, or certain of its subsidiaries, or any party that subsequently acquires the property or any part thereof by purchase, lease, or exchange, fails to comply with the terms of an agreement between Specialty Hospital of America, LLC, or certain of its subsidiaries, and Greater Southeast Investment, L.P., to pay an amount equal to the real property taxes that the owner of the property would be obligated to pay on the property, or any part thereof, in the absence of this section; or

“(2) The date that the Mayor certifies to the District of Columbia Treasurer that the acquisition loan in the maximum principal amount of \$29 million by Greater Southeast Investment, L.P., to Capitol Medical Center, LLC, and CMC Realty, LLC, has been paid in full.”.

Sec. 4. Fiscal impact statement.

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

Sec. 5. Effective date.

This act shall take effect following approval by the Mayor (or in the event of veto by the Mayor, action by the Council to override the veto), a 30-day period of Congressional review as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December

ENROLLED ORIGINAL

24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of Columbia Register.

Chairman
Council of the District of Columbia

Mayor
District of Columbia