

Washington, DC

Highlights

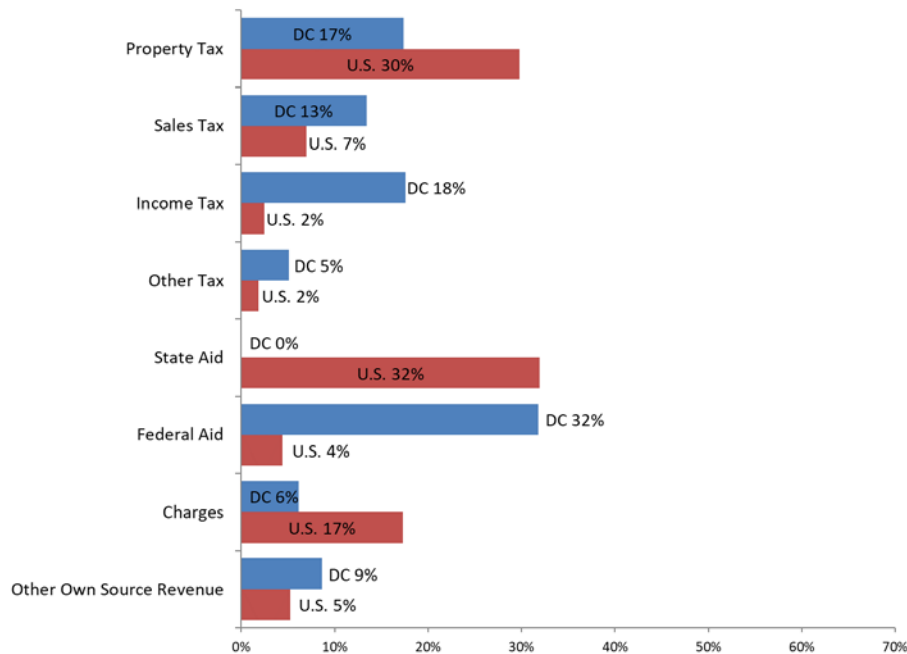
The District of Columbia is constitutionally prohibited from being located within the boundaries of any state, and, as a result, the government in the District takes on both state and local revenue-raising responsibilities. In this diversified revenue system, in which the city levies both sales and income taxes, property taxes account for only 17 percent of local general revenues (figure DC-1).

As the nation’s capital, Washington DC has a large federal presence. The U.S. government owns 2,790 properties exempt from paying property taxes (23.8 percent of all exempt properties in DC), with an estimated market value of \$48 billion (52 percent of all exempt value in DC) accounting for \$816.2million in foregone property tax revenue annually. Foreign governments own an additional 472 exempt properties, accounting for \$114 million in foregone property tax revenue (District of Columbia Office of the Chief Financial Officer 2017). Federal aid accounts for 32 percent of local general revenue in the District, compared to 4 percent for the U.S. on average.

The District of Columbia has the lowest residential property tax rate and the highest commercial property tax rate in the metropolitan area (which includes parts of Maryland and Virginia). As a result of low real property taxes, families in the District have the lowest overall tax burden in the metropolitan area (District of Columbia Office of the Chief Financial Officer 2017).

Figure DC-1

Sources of Local General Revenue, District of Columbia and U.S., 2014



Source: U.S. Census via Significant Features of the Property Tax

Property Tax Reliance

In 2014, the District had the highest per capita property tax levy in the nation and an above-average percentage of personal income paid in property taxes but one of the lowest effective property tax rates on median-valued owner-occupied homes (table DC-1). These statistics reflect the fact that the District of Columbia shifts its property tax significantly away from homeowners toward commercial properties. Washington, DC ranks 13th among 53 large cities in terms of the degree to which property taxes are shifted away from homeowners to owners of commercial property (Lincoln Institute of Land Policy and Minnesota Center for Fiscal Excellence 2017).

Table DC-1
Selected District of Columbia Property Tax Statistics, 2014¹

	District of Columbia	U.S. Average	Rank (of 51) <i>1 is highest</i>
Per capita property tax	\$3,143	\$1,464	1
Property tax percentage of personal income	4.5%	3.2%	8
Total property tax as percentage of state-local revenue	17.4%	16.9%	15
Median owner-occupied home value ²	\$475,800	\$178,600	2
Median real estate taxes paid for owner-occupied home ²	\$2,665	\$2,149	14
Effective tax rate, median owner-occupied home ³	0.6%	1.2%	47

Sources: U.S. Census via Significant Features of the Property Tax, American Community Survey

¹ All revenue numbers in this table include the state government as well as local governments.

² The statistics for median owner-occupied home value and median real estate taxes paid for owner-occupied home are five-year average statistics for years 2011-2015.

³ Calculated as the median real estate tax paid on owner-occupied homes as a percent of the median owner-occupied home value.

Administration and Assessment

In the District of Columbia, the property tax is administered by the city (table DC-2). The District's property tax system differs from that of the 50 states as there is only one rather than multiple taxing bodies responsible for assessing, levying, and collecting taxes. All real property is assessed annually at 100 percent of market value. Personal property except for inventory is taxed, and personal property less than or equal to \$225,000 in assessed value is exempt from taxation.

The District of Columbia has a classified property tax system, whereby four different classes of real property are taxed at different tax rates:

- Residential property is taxed at \$0.85 per \$100 of assessed value;
- Nonresidential property (mostly commercial) is taxed at \$1.65 per \$100 of the first \$3 million in assessed value and at \$1.85 for amounts over \$3 million;
- Vacant buildings are taxed at \$5 per \$100 of assessed value; and

- Blighted buildings are taxed at \$10 per \$100 of assessed value.

As a result, commercial properties in the District account for 7.1 percent of taxable properties, 46.3 percent of assessed value, but 67.5 percent of tax liabilities (District of Columbia Office of the Chief Financial Officer 2017).

Limits on Property Taxation

The District has levy limits for both residential and commercial property. It also limits the annual increase in assessed value for owner-occupied residential property to a maximum of 10 percent. If the assessed value increases by more than 10 percent, the owner receives a nonrefundable credit to offset the corresponding increase in the tax bill. The property tax revenue lost to the District government as a result of this limit increased from \$23.9 million in 2003 to \$118.4 million in 2007 but decreased to \$37.1 million in 2011 (Sjoquist, table ES-1, p. iv).

Property Tax Relief and Incentives

The District has many property tax relief programs, the most popular of which are the Homestead Deduction (a type of homestead exemption) and the credit for senior citizens or disabled property owners. For FY 2017, the Homestead Deduction provides a \$72,450 reduction in assessed value for all homeowners, and the credit reduces by 50 percent the property tax liability for taxpayers 65 and older with incomes of \$128,950 or less, as well as for the disabled. Circuit breakers programs for elderly and non-elderly homeowners or renters provide additional relief (District of Columbia Office of Tax and Revenue).

The District also offers a wide array of property tax incentives for economic development, including economic development zones and tax increment financing.

Table DC-2
Property Tax Features of State Governments, United States, 2015

Feature	District of Columbia	Count for 50 states plus DC
Statewide classification of real property	Yes	25
Assessment of property primarily by county	No	31
Limits on property tax rates or levies	Yes	45
Limits on the rate of growth of assessed value	Yes	19
Circuit breaker property tax relief program	Yes	34

Sources: Significant Features of the Property Tax

Key Property Tax History

The District enacted property tax classification in 1979, establishing three classes of property with different tax rates. The classification system has been changed several times since then, and the assessment limit was enacted in 2002 (District of Columbia, Office of Revenue Analysis, 2014).

Between years 1978 and 2011, the District Council responded to rapidly increasing property values by providing a variety of tax relief measures to homeowners. These measures resulted in a large number of homeowners having zero tax liability. In response, the District Council in 2011 required all homeowners to have a tax liability that is at least equal to the residential tax rate (\$0.85) applied to 40 percent of their home value. This ensures that every homeowner will pay something toward the cost of city-provided goods and services. These tax relief measures resulted in substantial differences in effective tax rates across and within groups of taxpayers. For example, homeowners 65 or older pay a median effective property tax rate of 0.23 percent, and nonelderly homeowners in the District who receive the homestead deduction pay a median effective property tax rate of approximately 0.63 percent. Non-homestead residential property and multifamily residential property are taxed at a median effective rate of 0.85 percent, and large office buildings and hotels/motels have effective tax rates of approximately 1.8 percent.

Recent Developments

In 2013 the District enacted the Property Tax Relief Act of 2012 which doubled the income limit for the non-elderly circuit breaker program, tripled the income limit for the elderly circuit breaker, and increased the benefit cap for both programs effective for 2014. However, it also imposed stricter eligibility criteria for the elderly circuit breaker by increasing the minimum age to 70 and eliminating eligibility for the non-elderly disabled (D.C. Act 19-649 and Significant Features of the Property Tax). In 2014, the city council enacted an interest-free property tax deferral for low- and moderate-income seniors over 75 who have owned a house in the District for 25 years or more (District of Columbia, Office of the Chief Financial Officer 2017).

In response to growing concerns over vacant and blighted property, the District enacted the “Vacant Property Enforcement Amendment Act of 2016” authorizing the Department of Consumer and Regulatory Affairs (DCRA) to designate property as vacant or blighted, reducing the time limit for property tax exemptions for vacant properties under construction, increasing penalties, and requiring semi-annual reporting of vacant and blighted property (Drake and Lebowitz 2017). Following these reforms, in 2017 the Office of the DC Auditor released a report charging the DCRA with mismanagement of the city’s vacant and blighted property program in FY 2015. The auditor alleged, among other failures, that the agency granted property tax exemptions for ineligible vacant and blighted properties allowing them to avoid taxation at the higher tax rates for vacant and blighted property resulting in considerable revenue loss to the district. The report recommended ending the granting of special exemptions, reforming the appeals process for exemption limits, and regular evaluation of the vacant property program (Drake and Lebowitz 2017).

In 2017, the District Council considered legislation to address the growing issue of vacant properties owned by foreign governments which are tax exempt and not subject to the higher tax rates or penalties. The U.S. State Department pledged to address the issue with the offending governments (Portnoy 2017).

In 2017, the District settled a class action lawsuit, agreeing to pay \$1.3 million to 21 DC residents whose homes were foreclosed over small tax debts under the city's tax-sale foreclosure system prior to reforms enacted by the Residential Real Property and Transparency Amendment Act of 2014 (District of Columbia Office of the Attorney General 2017).

Resources

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Publication Date

February 2018