**Senate Bill S2191**

**The GPHA Board of Directors is providing the following information to assist those members who wish to submit written Testimony or Letters of Support for Senate Bill S2191, relating to taxation on properties on leased land. We stress that the BOD will submit our own Letter of Support, and letters from members who wish to support the Bill are being written as individual homeowners and not representatives of GPHA.**

**Senate Bill S2191 is available for those who wish to familiarize themselves with it.**

Many of you are aware that in the past, because Gaspee Point homes are on leased land, our real estate taxes were calculated using specific multipliers depending on a “Site Location” called C1-C4. The Tax Assessor has stopped using those designations and instead has changed the “Style” of a home (i.e., ranch, cottage, Cape, etc.) to reflect its location, so it appears he is still using the location of a home to calculate tax assessments. The new designations can be found on the first line (“Style”) under the “Building Attributes” on your home’s information page in the Vision Database. For example, GaspPtNamqBS means a home is on Namquid Drive Bay Side (actually the Providence River), GaspPtNamqCS means a home is on the Cove side of Namquid. Lanes E, G, 1, 2 and 4 also have the BS or CS designations depending on whether there is view of the Cove or the river. A complete list can be found by clicking on the “Sales” tab on your page and scrolling to the bottom of the page.

These designations are applied only to the enclaves on leased land in Warwick – Budlong Farm in Buttonwoods, Cole Farm and Gaspee Point. Other homes in Warwick, with or without scenic views, are not taxed in the same way. In discussion with the Tax Assessor, he did not answer our question about whether there are different multipliers assigned to each location and, if so, what they are.

Again this year, out Senator, Matthew L. LaMountain, has introduced a bill in the State Senate that would prevent the town of Warwick from assigning or designating certain areas as a separate class or zoning district based solely on a scenic view, and no property in a particular class or zoning district could be assessed at an increased rate from other properties in the same class because of a scenic view. Last year, his bill was passed in the Senate but a similar bill in the House did not pass and was held for further review.

A hearing in the Senate Committee on Housing & Municipal Government is scheduled for **Thursday, March 28th** and we encourage residents to attend to show their support if possible. Senator LaMountain feels it is important for Gaspee residents to let the Committees know that they support the Bill and we have a short window of time to do so. We are all affected by these designations assigned only to residents on leased land.

If you wish to write in support of the Bill, we have provided a sample Support Letter in Word to the Senate Committee for your use.

1. Please copy the sample letter and save the document adding your name. For example, Name Support Letter for Bill S2191
2. Please insert your name, address, email and phone at the top and date the letter
3. After the first sentence, please insert your own narrative about your own particular circumstance and details about the neighborhood. It would be beneficial to mention that the community consists of modest homes with many older residents who are aging in place and the need to keep this a community where housing is affordable, as well as the unfairness of imposing an additional tax burden on residents who live on leased land and do not receive most City services.
4. Please sign your letter, scan and email it to the address below. You do not have to send a copy to everyone on the CC: list.

**Since there is little time to register support, please try to send your letters as soon as possible.** Any support letters must be received by the Committee Clerk by 3:00 p.m. on Thursday, March 28th so they can be given consideration by the Committee at the hearing.

Email your letter regarding S2191 to both:

[SLegislation@rilegislature.gov](mailto:SLegislation@rilegislature.gov)

AND to

[Sen-lamountain@rilegislature.gov](mailto:Sen-lamountain@rilegislature.gov)

In the Subject box of your emails, indicate the bill number S2191. In your message, include your name, bill number and viewpoint (for/against/neither). The first inbox listed is for written testimony only.

If you have any questions, please reach out to Lisa Merrell (401-243-4051). If she is unavailable, please leave a message and she will get back to you.

Thank you.