



Outlook

Resolution in support of legislation allowing the Town of Bristol to provide property tax relief to owner occupied mixed use properties

From Melissa Cordeiro <mcordeiro@bristolri.gov>

Date Fri 11/14/2025 10:20 AM

To Honorable Representative Donovan <rep-donovan@rilegislature.gov>; Honorable Representative Speaker <rep-speakman@rilegislature.gov>; Honorable Senator Felag <sen-felag@rilegislature.gov>; Honorable Senator Linda Ujifusa <sen-ujifusa@rilegislature.gov>; Honorable Senator Pamela Lauria <sen-lauria@rilegislature.gov>

Cc Nathan T. Calouro <nathancalouro@gmail.com>; Deputy Clerk <DeputyClerk@bristolri.gov>

1 attachment (2 MB)

Resolution 2025-11-12- H2 - Support of Legislation Allowing the Town of Bristol to Provide Property Tax Relief to Owner-Occupied Mixed-Use Properties (signed).pdf;

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Good Morning Honorable Senators and Representatives,

Attached please find a resolution in support of legislation that would allow the Town of Bristol to provide property tax relief to owner-occupied mixed-use properties. This resolution was unanimously supported by the Town Council at its November 12th meeting.

The Council respectfully requests your support in introducing and advancing this legislation during the upcoming legislative session.

As always, thank you for your continued support and partnership.

Kindly,

Melissa Cordeiro

Melissa Cordeiro / Town Clerk

Town of Bristol, Rhode Island

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TOWN OF BRISTOL, RHODE ISLAND

**A RESOLUTION IN SUPPORT OF LEGISLATION ALLOWING THE TOWN OF
BRISTOL TO PROVIDE PROPERTY TAX RELIEF TO OWNER-OCCUPIED MIXED-
USE PROPERTIES**

WHEREAS, the Bristol Town Council desires to promote business and economic growth in the Town of Bristol; and

WHEREAS, the Town of Bristol has no authority over taxation without enabling legislation from the General Assembly; and

WHEREAS, in 2023, the General Assembly enacted legislation known as P.L. 2023, chapters 187 and 255, codified at Title 44, Chapter 5, Section 11.8(k) of the Rhode Island General Laws, that allowed the Town to enact a tiered tax system, which includes a lower residential rate for owner-occupied residential properties;

WHEREAS, that legislation does not allow mixed use properties to obtain this lower, owner-occupied residential rate, as the statute categorizes mixed-use properties as properties taxed at the commercial rate; and

WHEREAS, the Bristol Town Council would like an amendment to the legislation, to allow it to provide the owner-occupied rate for mixed-use properties where the residential portion is owner occupied.

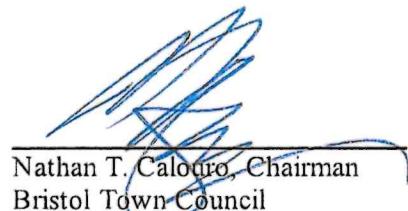
NOW, THEREFORE, BE IT RESOLVED:

1. The Bristol Town Council hereby respectfully requests the General Assembly to enact a proposed amendment to Chapter 44-3 of the Rhode Island General Laws, submitted herewith and appended hereto, in the 2026 legislative session, in order to allow the Town of Bristol to apply the owner occupied rate to mixed-use properties where the residential portion is owner occupied; and
2. This resolution shall take effect upon passage.

ATTEST:



Melissa Cordeiro
Town Clerk



Nathan T. Calouro, Chairman
Bristol Town Council



Resolution 2025-11-12-H2

2026 --

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

AN ACT

RELATING TO TAXATION – LEVY AND ASSESSMENT OF LOCAL TAXES

Introduced by:

Date Introduced:

Referred to:

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 44-5-11.8 of the General Laws in Chapter 44-5 entitled “Levy and
2 Assessment of Local Taxes” is hereby amended to read as follows:

3 **44-5-11.8. Tax classification.**

4 (a) Upon the completion of any comprehensive revaluation or any update, in accordance
5 with § 44-5-11.6, any city or town may adopt a tax classification plan, by ordinance, with the
6 following limitations:

7 (1) The designated classes of property shall be limited to the classes as defined in
8 subsection (b) of this section.

9 (2) The effective tax rate applicable to any class, excluding class 4, shall not exceed by
10 fifty percent (50%) the rate applicable to any other class, except in the city of Providence and the
11 town of Glocester and the town of East Greenwich and the Town of Bristol; however, in the year
12 following a revaluation or statistical revaluation or update, the city or town council of any
13 municipality may, by ordinance, adopt tax rates for the property class for all ratable tangible

1 personal property no greater than twice the rate applicable to any other class, provided that the
2 municipality documents to, and receives written approval from, the office of municipal affairs that
3 the rate difference is necessary to ensure that the estimated tax levy on the property class for all
4 ratable tangible personal property is not reduced from the prior year as a result of the revaluation
5 or statistical revaluation.

6 (3) Any tax rate changes from one year to the next shall be applied such that the same
7 percentage rate change is applicable to all classes, excluding class 4, except in the city of
8 Providence and the town of Gloucester and the town of East Greenwich.

9 (4) Notwithstanding subsections (a)(2) and (a)(3) of this section, the tax rates applicable to
10 wholesale and retail inventory within Class 3 as defined in subsection (b) of this section are
11 governed by § 44-3-29.1.

12 (5) The tax rates applicable to motor vehicles within Class 4, as defined in subsection (b)
13 of this section, are governed by § 44-34.1-1 [repealed].

14 (6) The provisions of chapter 35 of this title relating to property tax and fiscal disclosure
15 apply to the reporting of, and compliance with, these classification restrictions.

16 (b) Classes of property.

17 (1) Class 1: Residential real estate consisting of no more than five (5) dwelling units; land
18 classified as open space; and dwellings on leased land including mobile homes. In the city of
19 Providence, this class may also include residential properties containing partial commercial or
20 business uses and residential real estate of more than five (5) dwelling units. In the town of Bristol,
21 this class may also include residential properties containing partial commercial or business uses
22 where the residential portion is owner occupied.

23 (i) A homestead exemption provision is also authorized within this class; provided
24 however, that the actual, effective rate applicable to property qualifying for this exemption shall
25 be construed as the standard rate for this class against which the maximum rate applicable to

1 another class shall be determined, except in the town of Gloucester and the city of Providence.

2 (ii) In lieu of a homestead exemption, any city or town may divide this class into non-
3 owner and owner-occupied property and adopt separate tax rates in compliance with the within tax
4 rate restrictions; provided, however, that the owner-occupied rate shall be construed as the standard
5 rate for this class against which the maximum rate applicable to another class shall be determined,
6 except in the town of Gloucester and the city of Providence.

7 (2) Class 2: Commercial and industrial real estate; residential properties containing partial
8 commercial or business uses; and residential real estate of more than five (5) dwelling units. In the
9 city of Providence, properties containing partial commercial or business uses and residential real
10 estate of more than five (5) dwelling units may be included in Class 1.

11 (3) Class 3: All ratable, tangible personal property.

12 (4) Class 4: Motor vehicles and trailers subject to the excise tax created by chapter 34 of
13 this title.

14 (c) The town council of the town of Gloucester and the town council of the town of East
15 Greenwich may, by ordinance, provide for, and adopt, a tax rate on various classes as they shall
16 deem appropriate. Provided, that the tax rate for Class 2 shall not be more than two (2) times the
17 tax rate of Class 1 and the tax rate applicable to Class 3 shall not exceed the tax rate of Class 1 by
18 more than two hundred percent (200%). Gloucester shall be able to establish homestead exemptions
19 up to fifty percent (50%) of value and the calculation provided in subsection (b)(1)(i) shall not be
20 used in setting the differential tax rates.

21 (d) Notwithstanding the provisions of subsection (a) of this section, the town council of the
22 town of Middletown may hereafter, by ordinance, adopt a tax classification plan in accordance
23 with the provisions of subsections (a) and (b) of this section, to be applicable to taxes assessed on
24 or after the assessment date of December 31, 2002.

25 (e) Notwithstanding the provisions of subsection (a) of this section, the town council of the

1 town of Little Compton may hereafter, by ordinance, adopt a tax classification plan in accordance
2 with the provisions of subsections (a) and (b) of this section and the provisions of § 44-5-79, to be
3 applicable to taxes assessed on or after the assessment date of December 31, 2004.

4 (f) Notwithstanding the provisions of subsection (a) of this section, the town council of the
5 town of Scituate may hereafter, by ordinance, change its tax assessment from fifty percent (50%)
6 of value to one hundred percent (100%) of value on residential and commercial/industrial/mixed -
7 use property, while tangible property is assessed at one hundred percent (100%) of cost, less
8 depreciation; provided, however, the tax rate for Class 3 (tangible) property shall not exceed the
9 tax rate for Class 1 (residential) property by more than two hundred thirteen percent (213%). This
10 provision shall apply whether or not the fiscal year is also a revaluation year.

11 (g) Notwithstanding the provisions of subsections (a) and (b) of this section, the town
12 council of the town of Coventry may hereafter, by ordinance, adopt a tax classification plan
13 providing that Class 1, as set forth in subsection (b) "Classes of Property" of this section, may also
14 include residential properties containing commercial or business uses, such ordinance to be
15 applicable to taxes assessed on or after the assessment date of December 31, 2014.

16 (h) Notwithstanding the provisions of subsection (a) of this section, the town council of the
17 town of East Greenwich may hereafter, by ordinance, adopt a tax classification plan in accordance
18 with the provisions of subsections (a) and (b) of this section, to be applicable to taxes assessed on
19 or after the assessment date of December 31, 2018. Further, the East Greenwich town council may
20 adopt, repeal, or modify that tax classification plan for any tax year thereafter, notwithstanding the
21 provisions of subsection (a) of this section.

22 (i) Notwithstanding the provisions of subsection (a) of this section, the town council of the
23 town of Middletown may hereafter, by ordinance, adopt a tax classification plan in accordance
24 with the provisions of subsections (a) and (b) of this section, to be applicable to taxes assessed on
25 or after the assessment date of December 31, 2022.

1 (j) Notwithstanding the provisions of subsection (a) of this section, the town council of the
2 town of New Shoreham may hereafter, by ordinance, adopt a tax classification plan in accordance
3 with the provisions of subsections (a) and (b) of this section, to be applicable to taxes assessed on
4 or after the assessment date of December 31, 2023.

5 (k) Notwithstanding the provisions of subsection (a) of this section, the town council of the
6 town of Bristol may hereafter, by ordinance, adopt a tax classification plan in accordance with the
7 provisions of subsections (a) and (b) of this section, to be applicable to taxes assessed on or after
8 the assessment date of December 31, 2023. Further, the Bristol town council may adopt, repeal, or
9 modify that tax classification plan for any tax year thereafter, notwithstanding the provisions of
10 subsection (a) of this section.

11 (I) The city council of the city of Providence may, by ordinance, provide for, and adopt, a
12 tax rate on various classes as they shall deem appropriate. Provided, that the tax rate for Class 2
13 shall not be more than two (2) times the tax rate of Class 1; that the tax rate for Class 3 shall not
14 be more than three (3) times the tax rate of Class 1; and that the tax rate for Class 2 shall not be
15 more than three and one-half (3½) times the effective owner-occupied tax rate of Class 1, whether
16 by homestead exemption or separate rates.

17 SECTION 2. This act shall take effect upon passage.

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
AN ACT
RELATING TO TAXATION

* * *

- 1 This act would provide that the town of Bristol would be authorized to exempt from
- 2 taxation, or otherwise enter into payment in lieu of tax agreements regarding property in the town
- 3 of Bristol of qualifying nonprofit, charitable organizations.
- 4 This act would take effect upon passage.