

House Bill 318

By: Representatives Stephens of the 164<sup>th</sup>, Hatchett of the 150<sup>th</sup>, Coomer of the 14<sup>th</sup>, Battles of the 15<sup>th</sup>, and Dempsey of the 13<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Article 6 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated,  
2 relating to the "Georgia Tourism Development Act," so as to revise certain definitions; to  
3 provide for procedures, conditions, and limitations; to provide for related matters; to provide  
4 for an effective date; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 style="text-align:center">**SECTION 1.**

7 Article 6 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, relating to the  
8 "Georgia Tourism Development Act," is amended by revising Code Section 48-8-271,  
9 relating to definitions, as follows:

10 "48-8-271.

11 As used in this article, the term:

12 (1) 'Agreement' means ~~a tourism attraction~~ an agreement for a tourism attraction project  
13 ~~entered into, pursuant to Code Section 48-8-275, on behalf of~~ between the Department  
14 of Community Affairs and an approved company pursuant to Code Section 48-8-275.

15 (2) 'Annual sales and use tax' means state sales and use taxes remitted to the state that  
16 were generated by sales to the general public at the approved tourism attraction during  
17 the calendar year immediately preceding the date of filing the sales and use tax refund  
18 claim.

19 (2)(3) 'Approved company' means ~~any corporation, limited liability company,~~  
20 ~~partnership, limited liability partnership, sole proprietorship, business trust, or any other~~  
21 the entity that is seeking has submitted an application to undertake a tourism attraction  
22 project, which has been approved pursuant to Code Section 48-8-275 and is approved,  
23 ~~pursuant to subsection (b) of Code Section 48-8-274, by the Governor and by the~~  
24 ~~governing authority of the city where the tourism attraction project is to be located if~~  
25 ~~within a city and by the governing authority of the county where the tourism attraction~~

26 ~~project is to be located.~~ For each tourism attraction project, only one company may be  
 27 approved under this article.

28 ~~(3)~~(4) 'Approved costs' means:

29 (A) For new tourism attractions:

30 (i) Obligations incurred for labor and to vendors, contractors, subcontractors,  
 31 builders, suppliers, deliverymen, and materialmen in connection with the acquisition,  
 32 construction, equipping, and installation of a new tourism attraction project;

33 (ii) The costs of acquiring real property or rights in real property and any costs  
 34 incidental thereto;

35 (iii) All costs for construction materials and equipment installed at the new tourism  
 36 attraction project;

37 (iv) The cost of contract bonds and of insurance of all kinds that may be required or  
 38 necessary during the course of the acquisition, construction, equipping, and  
 39 installation of a new tourism attraction project which is not paid by the vendor,  
 40 supplier, deliveryman, or contractor or otherwise provided;

41 (v) All costs of architectural and engineering services, including but not limited to  
 42 estimates, plans and specifications, preliminary investigations, and supervision of  
 43 construction and installation, as well as for the performance of all the duties required  
 44 by or consequent to the acquisition, construction, equipping, and installation of a new  
 45 tourism attraction project;

46 (vi) All costs required to be paid under the terms of any contract for the acquisition,  
 47 construction, equipping, and installation of a new tourism attraction project;

48 (vii) All costs required for the installation of utilities, including but not limited to  
 49 water, sewer, sewage treatment, gas, electricity, communications, and similar  
 50 facilities; and off-site construction of utility extensions if paid for by the approved  
 51 company; and

52 (viii) All other costs comparable with those described in this subparagraph; or

53 (B) For existing tourism attractions, any approved costs otherwise specified in  
 54 subparagraph (A) of this paragraph; provided, however, that such costs are limited to  
 55 the expansion only of an existing tourism attraction and not the renovation of an  
 56 existing tourism attraction.

57 (5) 'Approved tourism attraction' means a project that was approved by the Governor  
 58 pursuant to Code Section 48-8-274 and that has since opened to the public and become  
 59 operational as a tourism attraction.

60 (6) 'Expansion' means the addition of equipment, facilities, or real estate to an existing  
 61 tourism attraction for the purpose of increasing its size, scope, or visitor capacity.

62 ~~(4)~~(7) 'Incremental sales and use tax' means ~~those state and local sales and use taxes~~  
 63 ~~remitted to the state that were generated by the tourism attraction project above the~~  
 64 ~~amount of such sales and use taxes generated by the previous use of the property on~~  
 65 ~~which such project is located except as otherwise provided in Code Section 48-8-278~~  
 66 ~~sales to the general public at the approved tourism attraction from the date on which~~  
 67 ~~construction of the expansion project is completed through the end of the calendar year~~  
 68 ~~immediately preceding the date of filing the incremental sales and use tax refund claim,~~  
 69 ~~less the state sales and use taxes remitted to the state that were generated by sales to the~~  
 70 ~~general public at the approved tourism attraction during the 12 month period immediately~~  
 71 ~~preceding the commencement of construction of the expansion project.~~

72 (8) 'Incremental sales and use tax refund' is the amount equal to the lesser of the  
 73 incremental sales and use tax or 2.5 percent of the total of all approved costs incurred at  
 74 any time prior to January 1 of the year during which the claim for the incremental sales  
 75 and use tax refund is filed.

76 (9) 'Local sales and use tax' means any sales and use tax that is levied and imposed in an  
 77 area consisting of less than the entire state, however authorized.

78 (10) 'Renovation' means the restoration, rebuilding, redesign, repair, or replacement of  
 79 worn elements so that the functionality, quality, or attractiveness of buildings or  
 80 structures is equivalent to a former state.

81 (11) 'Sales and use tax refund' is the amount equal to the lesser of the annual sales and  
 82 use tax or 2.5 percent of the total of all approved costs incurred at any time prior to  
 83 January 1 of the year during which the claim for the sales and use tax refund is filed.

84 ~~(5)~~(12) 'Tourism attraction' means a cultural or historical site; a recreation or  
 85 entertainment facility; a convention hotel and conference center; an automobile race track  
 86 with other tourism amenities; a golf course facility with other tourism amenities; marinas  
 87 and water parks with lodging and restaurant facilities designed to attract tourists to the  
 88 State of Georgia; or a Georgia crafts and products center. A tourism attraction shall not  
 89 include the following: (A) ~~Facilities~~ facilities that are primarily devoted to the retail sale  
 90 of goods, shopping centers, restaurants, or movie theaters; ~~or~~

91 ~~(B) Recreational facilities that do not serve as likely destinations where individuals~~  
 92 ~~who are not residents of this state would remain overnight in commercial lodging at the~~  
 93 ~~tourism attraction.~~

94 ~~(6)~~(13) 'Tourism attraction project' or 'project' ~~means~~ includes the real estate acquisition,  
 95 including the acquisition of real estate by a leasehold interest with a minimum term of 30  
 96 years, construction, and equipping of a tourism attraction; the construction and  
 97 installation of improvements to facilities necessary or desirable for the acquisition,  
 98 construction, and installation of a tourism attraction, including but not limited to surveys;

99 installation of utilities, which may include water, sewer, sewage treatment, gas,  
 100 electricity, communications, and similar facilities; and off-site construction of utility  
 101 extensions if paid for by the approved company. Such term shall not include the  
 102 renovation of an existing tourism attraction."

## 103 SECTION 2.

104 Said article is further amended by revising Code Section 48-8-273, relating to tourism  
 105 attraction agreements, as follows:

106 "48-8-273.

107 (a) In the sole discretion of the Governor, in consideration of the execution of the  
 108 agreement, ~~each and subject to the approved company's compliance with the terms of the~~  
 109 ~~agreement,~~ an approved company shall be granted a sales and use tax refund from the  
 110 ~~incremental sales and use tax on the sales generated by the approved company and arising~~  
 111 ~~at the tourism attraction~~ for new projects or an incremental sales and use tax refund for  
 112 expansions of existing tourism attractions.

113 (b) The approved company shall have no obligation to refund or otherwise return any  
 114 amount of this sales and use tax refund to the persons from whom the sales and use tax was  
 115 collected.

116 (c) ~~For all tourism attractions the~~ The term of the agreement granting the sales and use tax  
 117 a refund under this article shall be ten years, commencing on the later of: (1) The final  
 118 ~~approval of the agreement for purposes of the sales and use tax refund; or (2) The the date~~  
 119 ~~the tourism attraction opens for business and begins to collect sales and use taxes or, for~~  
 120 an expansion, the date construction is complete.

121 ~~(d) Any sales and use tax collected by an approved company on sales transacted after final~~  
 122 ~~approval but prior to the commencement of the term of the agreement shall be refundable~~  
 123 ~~as if collected after the commencement of the term and applied to the approved company's~~  
 124 ~~first year's refund after activation of the term and without changing the term.~~

125 ~~(e) The total sales and use tax refund allowed to the approved company over the term of~~  
 126 ~~the agreement shall be equal to the lesser of the total amount of the incremental sales and~~  
 127 ~~use tax liability of the approved company or 25 percent of the approved costs for the~~  
 128 ~~tourism attraction project. The incremental sales and use tax refund shall accrue over the~~  
 129 ~~term of the agreement in an annual amount equal to the lesser of the incremental sales and~~  
 130 ~~use tax liability of the approved company for that year or 2.5 percent of the approved costs.~~

131 ~~(f)(d) On or before March 31 of each year~~ For each calendar year or partial calendar year  
 132 occurring during the term of the agreement, an approved company shall file with the  
 133 Department of Revenue a claim for ~~the incremental sales and use tax refund collected by~~  
 134 ~~the approved company and remitted to the Department of Revenue during the preceding~~

135 ~~calendar year pursuant to subsection (e) of this Code section a refund under this article by~~  
 136 March 31 of the following year.

137 ~~(g)(e)~~ The Department of Revenue, in consultation with the Department of Community  
 138 Affairs and other appropriate state agencies, shall promulgate administrative regulations  
 139 and require the filing of a refund form designed by the Department of Revenue to reflect  
 140 the intent of this article.

141 ~~(h)(f)~~ No sales and use tax refund shall be granted to an approved ~~project which~~ company  
 142 that is during a tax year simultaneously receiving any other state tax incentive associated  
 143 with any one tourism attraction project.

144 ~~(i)(g)~~ Any sales and use tax refund shall be first applied to any outstanding tax obligation  
 145 of the approved company ~~which that~~ is due and payable to the state.

146 (h) Refunds under this article shall be made without interest."

147 **SECTION 3.**

148 Said article is further amended by revising Code Section 48-8-274, relating to an application  
 149 for a tourism project, as follows:

150 "48-8-274.

151 (a) The commissioner of community affairs, in consultation with the Governor and other  
 152 appropriate state agencies, shall establish standards for the filing of an application for  
 153 tourism attraction projects by the promulgation of administrative regulations.

154 (b) In addition to any standards set forth pursuant to subsection (a) of this Code section,  
 155 an ~~An~~ application for a tourism attraction project filed with the Department of Community  
 156 Affairs shall include, ~~but not be limited to:~~

157 (1) Marketing plans for the tourism attraction ~~project~~ that target individuals who are not  
 158 residents of this state;

159 (2) A description and location of the tourism attraction project;

160 (3) Capital and other ~~anticipated~~ specific expenditures for the tourism attraction project  
 161 and the anticipated sources of funding for such project;

162 (4) The anticipated employment and wages to be paid at the tourism attraction ~~project~~;

163 (5) Business plans ~~which that~~ indicate the average number of days in a year in which the  
 164 tourism attraction ~~project~~ will be in operation and open to the public; ~~and~~

165 (6) The anticipated revenues to be generated by the tourism attraction ~~project~~; ~~and~~

166 (7) Resolutions from the governing authority of the county or the city, if any, in which  
 167 the tourism attraction will be located endorsing the tourism attraction project and, where  
 168 applicable, including appropriate affirmative clauses regarding permitting, land use, local  
 169 incentives, and the provision of local public infrastructure.

170 (c) Following the filing of the application, the Department of Community Affairs shall  
 171 submit the application to an independent consultant who shall perform an in depth analysis  
 172 of the proposed project. All costs associated with such application and analysis shall be  
 173 paid for by the approved company.

174 (d) The Governor may, in the Governor's sole discretion, grant approval to the tourism  
 175 attraction project if the project shall:

176 (1) Have approved costs in excess of \$1 million and such project is to be a tourism  
 177 attraction;

178 (2) Have a significant and positive economic impact on the state considering, among  
 179 other factors, the extent to which the tourism attraction project will compete directly with  
 180 tourism attractions in this state ~~and the amount by which increased state local tax~~  
 181 ~~revenues from the tourism attraction project will exceed the refund to be given to the~~  
 182 ~~approved company;~~

183 (3) Produce sufficient revenues and public demand to be operating and open to the public  
 184 for a minimum of 100 days per year, including the first year of operation;

185 (4) Not adversely affect existing employment in the state;

186 (5) For each year following the third year of operation, attract a minimum of 25 percent  
 187 of its visitors from nonresidents of this state; and

188 (6) Meet such other criteria as deemed appropriate by the Governor."

189 **SECTION 4.**

190 Said article is further amended by revising Code Section 48-8-275, relating to entering into  
 191 an agreement with an approved company, as follows:

192 "48-8-275.

193 Following approval by the Governor, the Department of Community Affairs shall enter into  
 194 an agreement with any approved company. The agreement may ~~which may also~~ include  
 195 as a partner any local development authority. The, and the terms and provisions of each  
 196 agreement shall include, but not be limited to:

197 (1) The projected amount of approved costs, ~~provided that any increase in approved costs~~  
 198 ~~incurred by the approved company and agreed to by the Department of Community~~  
 199 ~~Affairs shall apply retroactively for purposes of calculating the carry forward for unused~~  
 200 ~~sales and use tax refunds as set forth in subsection (e) of Code Section 48-8-273 for tax~~  
 201 ~~years commencing on or after July 1, 2011;~~

202 (2) A date certain by which the approved company shall have completed the tourism  
 203 attraction project and begun operations. Upon request from any approved company that  
 204 has received final approval, the Department of Community Affairs shall grant an  
 205 extension or change, which in no event shall exceed 18 months from the date of final

206 approval, to the completion date as specified in the agreement with an approved  
 207 company; and  
 208 (3) A statement specifying the term of the agreement in accordance with subsection (c)  
 209 of Code Section 48-8-273."

210 **SECTION 5.**

211 Said article is further amended by revising Code Section 48-8-276, relating to a failure to  
 212 abide by the terms of an agreement, as follows:

213 "48-8-276.

214 (a) Compliance with the agreement is subject to review by the Department of Community  
 215 Affairs.

216 (b) In the event an approved company fails to abide by the terms of the agreement, then  
 217 such agreement shall be void and all sales and use tax proceeds which that were refunded  
 218 shall become immediately due and payable back to the state and to the governing authority  
 219 of any county or municipality whose approval was required under paragraph (2) of Code  
 220 Section 48-8-271."

221 **SECTION 6.**

222 Said article is further amended by revising Code Section 48-8-278, relating to the application  
 223 of the article, as follows:

224 "48-8-278.

225 This article shall not apply to the sales tax for educational purposes levied pursuant to Part  
 226 2 of Article 3 of this chapter and Article VIII, Section VI, Paragraph IV of the Constitution  
 227 any local sales and use tax levied or imposed at any time."

228 **SECTION 7.**

229 This Act shall become effective upon its approval by the Governor or upon its becoming law  
 230 without such approval.

231 **SECTION 8.**

232 All laws and parts of laws in conflict with this Act are repealed.