

COUNTY OF CHATHAM



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ORGANIZED 1770

707 SQUARE MILES

Resolution to Seek Legislative Approval for a Local Bill to Authorize Chatham County to Levy One Percent Land Transfer Tax

Whereas, Chatham County, North Carolina is located adjacent to a prospering region of the southeast United States, known as the Research Triangle Park, and is adjacent to Wake County, which is the home of the state government in North Carolina; and,

Whereas, Chatham County is situated close to the major employment centers of the region but because the well-paying jobs are located in adjacent Triangle area counties outside of Chatham County, the County has become a bedroom community to this employment center, with nearly sixty percent of its working citizens commuting to jobs outside of the county; and,

Whereas, because residential development, without the benefit of a balanced commercial component of the tax base, is more demanding on County services, including demands for better schools, construction of new school facilities, and safety of the community; and,

Whereas, quality schools are fundamental to the economy of Chatham County, and to the provision of new economy jobs; and,

Whereas, many Chatham landowners are feeling and will feel pressure to sell their family land, including the evaporation of family farms as property taxes are raised to keep up with the demands of providing quality schools and other county services to meet the growing demands; and,

Whereas, although Chatham County has the authority to levy a school impact fee, a major increase in this fee will negatively impact affordable housing in our community and will hurt those citizens who do not have the ability to pay; and,

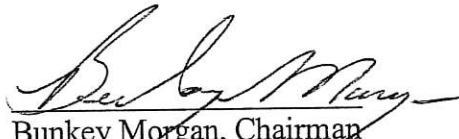
Whereas, seven (7) other counties in North Carolina, which are not large employment centers in the State, including Currituck, Dare, Camden, Chowan, Pasquotank, Perquimans, and Washington have the authority to levy a one percent land transfer tax; and,

Whereas, a one percent land transfer tax is applied to all real property sales within the county, and is based on property value and therefore ability to pay; and,


Whereas, in North Carolina, county government is considered an extension of state government, and therefore the State must give the county authorization to charge a land transfer tax; and,

NOW THEREFORE BE IT RESOLVED, that the County Commissioners of Chatham County are asking the North Carolina Assembly to authorize Chatham County to levy a once percent land transfer tax in order to address critical community needs.

Adopted this the 7th day of March, 2005.


Bunkey Morgan, Chairman

ATTEST:


Sandra B. Sublett, CMC, Clerk to The Board
Chatham County Board of Commissioners