



Abstract

Property Tax – General Revision of Property Tax – Constitution of a Committee to examine the representations for the General Revision of Property Tax and withholding the existing Revision of Property Tax – Orders issued.

Municipal Administration and Water Supply (MA.IV) Department

G.O. (MS) No.150

Dated:19.11.2019

திருவள்ளூர் ஆண்டு 2050,
விகாரி, கார்த்திகை-03.

Read:

1. G.O(Ms) No.150, Municipal Administration and Water Supply (Election) Department, dated:12.11.2007.
2. G.O(Ms) No.110, Municipal Administration and Water Supply (Election) Department, dated:23.06.2008.
3. G.O(Ms) No.73, Municipal Administration and Water Supply (MA.IV) Department, dated:19.07.2018.
4. G.O(Ms) No.76, Municipal Administration and Water Supply (MA.IV) Department, dated:26.07.2018.
5. From the Commissioner of Municipal Administration, Letter Roc.No.40032/2012/R1, dated:23.09.2019.
6. From the Director of Town Panchayats, Letter Roc.No.6783/2018/C5, dated:23.09.2019.
7. From the Commissioner, Greater Chennai Corporation, Letter R.D.C.No.G1/6743/2018, dated:25.09.2019.

ORDER:

In the Government Orders first and second read above, orders and necessary guidelines were issued to carry out the general revision of Property Tax in all Municipal Corporations, Municipalities, Third Grade Municipalities and Town Panchayats with effect from 01.04.2008, as per the existing statutory provisions in the relevant Urban Local Bodies Act.

2. In the Government Order third read above, orders were issued to carry out General Revision of Property Tax in Greater Chennai Corporation, Municipal Corporations, Municipalities and Town Panchayats, with effect from

the current half-year i.e.01.04.2018, as per the existing provisions in the relevant Urban Local Bodies Act, as follows:-

Sl.No.	Description	Proposed revision of property tax
1.	Residential Buildings	Not more than 50%
2.	Rented Residential Buildings	Not more than 100%
3.	Non Residential Buildings	Not more than 100%

3. In the Government Order fourth read above, based on the proposals of the Commissioner of Municipal Administration and the Director of Town Panchayats, an amendment was issued by deleting Sl.No.2 of the table in para 2 of the above Government Order, thus providing for revision of all Residential Buildings i.e., including Rented Residential Buildings as not more than 50%.

4. In the letter fifth read above, the Commissioner of Municipal Administration has stated that based on the orders issued in Government Orders first and second read above, all the Urban Local Bodies have taken steps to undertake General Revision of Property Tax. Moreover, in respect of Chennai and Coimbatore Corporation, rationalization of Property Tax both in the erstwhile Urban Local Body areas and in the added areas have also been taken up.

5. The Commissioner of Municipal Administration has also stated that in other expanded Urban Local Bodies (6 Corporations and 4 Municipalities), the Executive Authorities have taken steps to rationalize the Zones and fixing the Zonal Basic Value in the added areas on par with the erstwhile local body rates for Property Tax assessment. Further, in all the Municipal Corporations (other than Greater Chennai Corporation, and Coimbatore Corporation), the Municipalities and the Town Panchayats, the Executive Authorities have taken re-measurement of the properties in the year 2017-2018 to identify the under-assessed buildings and buildings with change in usage and revised the Property Tax taking into account of the actual measurement of the buildings and period of construction with imposition of penal action and taxes.

6. The Commissioner of Municipal Administration has further stated that representations have been received from various Residents Welfare Association, Traders Associations, Representatives of the Political Parties that the revision of property tax has been multifolded in many cases due to adoption of revised zonal rates, guideline values, causing severe financial hardship. Many commercial associations have also represented to consider the current economic slow down and reduce the increase of 100% tax on non residential buildings. Considering the above representations, the Hon'ble Minister for Municipal Administration, Rural Development and

Implementation of Special Program made an assurance on the floor of the Assembly on 08.07.2019 that the reduction of enhancement of Property Tax will be considered and a committee will be constituted.

7. The Commissioner of Municipal Administration, the Commissioner, Greater Chennai Corporation and the Director of Town Panchayats have requested the Government to constitute a Committee to examine the issues related to General Revision of Property Tax in all the Urban Local Bodies and also the issue of rationalization of Property Tax in the added areas based on re-measurement and also to withhold the revision of tax till the receipt of report from the Committee.

8. The Government after careful examination, accept the proposals of the Commissioner of Municipal Administration, the Commissioner, Greater Chennai Corporation and the Director of Town Panchayats and accord sanction to constitute a committee with the following members to examine the representations received from various quarters of Public for the General Revision of Property Tax:-

SI.No	Designation	Position
1.	The Principal Secretary to Government, Finance (Expenditure) Department	Chairman
2.	The Commissioner of Municipal Administration	Member/ Convener
3.	The Director of Town Panchayats	Member
4.	The Commissioner, Greater Chennai Corporation	Member

9. The constituted Committee in para 8 above shall submit a report to the Government as expeditiously as possible.

10. The Government also hereby orders to withhold the General Revision of Property Tax, ordered in Government Orders third and fourth read above, till the receipt of the report from the committee mentioned in para 9 above and decision on the report taken by the Government.

(By Order of the Governor)

HARMANDER SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Principal Secretary to Government,
Finance (Expenditure) Department, Chennai-600 009.
The Commissioner of Municipal Administration,
Chennai-600 028.

The Director of Town Panchayats, Chennai-600 028.

The Commissioner,

Greater Chennai Corporation, Chennai-600 003.

The Director of Local Fund Audit,

Nandanam, Chennai-600 035.

All the Regional Directors of Municipal Administration
(through the Commissioner of Municipal Administration).

All the Commissioners of Municipal Corporations
(except Greater Chennai Corporation) / Municipalities
(through the Commissioner of Municipal Administration).

All the Additional Directors of Town Panchayats
(through the Director of Town Panchayats).

All the Executive Officers of Town Panchayats
(through the Director of Town Panchayats).

Copy to:

The Finance (MA&WS) Department, Chennai-600 009.

The Law Department, Chennai-600 009.

The Chief Minister's Office, Chennai-600 009.

The Deputy Chief Minister's Office, Chennai-600 009.

✓ The Special Personal Assistant to the Hon'ble Minister
(Municipal Administration, Rural Development &
Implementation of Special Program), Chennai-600 009.

The Private Secretary to the Principal Secretary to Government,
Municipal Administration and Water Supply Department, Chennai - 600 009.

The Municipal Administration and Water Supply
(OP2/Election/MC1/TP2/MC2 /MC6) Department, Chennai-600 009.

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//Forwarded /by Order//

F. S. Chavath
19/11/19
SECTION OFFICER
19/11/19