Government of the District of Columbia
Office of the Chief Financial Officer

Glen Lee
Chief Financial Officer

MEMORANDUM

TO:	**The Honorable Phil Mendelson** **Chairman, Council of the District of Columbia**
FROM:	**Glen Lee** **Chief Financial Officer**
DATE:	**September 22, 2026**
SUBJECT:	**Fiscal Impact Statement – Archdiocese of Washington Parish Real Property, Deed Recordation, and Transfer Tax Exemption Amendment Act of 2026**
REFERENCE:	**Bill 26-641, Draft Committee Print as provided to the Office of Revenue Analysis on August 31, 2026**

Conclusion

Funds are sufficient in the revised fiscal year 2026 budget and the fiscal year 2027 through fiscal year 2030 budget and financial plan to implement the bill.

Background

The District assesses the value of and imposes a real property tax on all real property owned in the District.[1] District laws allow for certain categories of property and for specific properties to be exempt from real property taxation. When real property is conveyed from one party to another, the District imposes both deed recordation[2] and transfer[3] taxes based on the consideration or fair market value of the property conveyed. District laws also provide exemptions and rate reductions for certain categories of property owners and transfers.

The bill aggregates and exempts 93 parcels of land owned by the Archdiocese of Washington from recordation and transfer taxes so long as the owner remains the Roman Catholic Archbishop of Washington and his successors in office or a named parish within the Archdiocese. If the properties

[1] D.C. Official Code § 47-1002.
[2] D.C. Official Code § 42-1103.
[3] D.C. Official Code § 47-903.

are transferred from the Archbishop to the named parish for no consideration, the bill deems them to be supplemental deed transfers, which are also tax exempt.[4] The bill also reaffirms that 88 of the parcels receive real property tax exemptions so long as they continue to be owned by Archdiocese entities and are used for religious, charitable, educational, or related services. The remaining five parcels will remain taxable for real property tax purposes.

The recordation and transfer tax exemptions for transfers from the Archdiocese to a named parish and the real property tax exemptions are in effect under temporary legislation.[5]

Financial Plan Impact

Funds are sufficient in the revised fiscal year 2026 budget and fiscal year 2027 through fiscal year 2030 budget and financial plan to implement the bill. 88 of the properties are currently real property tax exempt and five are taxable. The bill does not change this status for these properties. The bill deems that transfers between the Archdiocese and a named parish are supplemental transfers and ensures that the transactions are exempt from recordation and transfer taxation. The bill aggregates these properties so that the Archdiocese does not have to apply individually for each ownership change. These exemptions are currently in effect and making them permanent has no impact on expected revenues from real property, recordation, or transfer taxes over the four-year budget and financial plan period.

[4] D.C. Official Code § 47-902(8).
[5] Archdiocese of Washington Parish Real Property, Deed Recordation, and Transfer Tax Exemption Temporary Amendment Act of 2026, effective June 11, 2026 (D.C. Law 26-137; 73 DCR 8891).