

File No. 181082

Committee Item No. 1

Board Item No. 8

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: Nov 26, 2018

Board of Supervisors Meeting:

Date: December 11, 2018

Cmte Board

- | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance - <u>VERSION 2</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest - <u>VERSION 2</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral FYIs - November 16, 2018</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Transfer Memo - November 19, 2018</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Prepared by: John Carroll

Date: Nov 21, 2018

Prepared by: John Carroll

Date: Nov 30, 2018

1 [Business and Tax Regulations Code - Early Care and Education Commercial Rents Tax
2 Credit and Exclusions]

3 **Ordinance amending the Business and Tax Regulations Code to provide a credit**
4 **against the Early Care and Education Commercial Rents Tax for the operation of**
5 **certain child care facilities and to exclude from the Early Care and Education**
6 **Commercial Rents Tax base amounts subject to the hotel tax or parking tax.**

7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
8 **Additions to Codes** are in *single-underline italics Times New Roman font*.
9 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
10 **Board amendment additions** are in double-underlined Arial font.
11 **Board amendment deletions** are in ~~strikethrough Arial font~~.
12 **Asterisks (* * * *)** indicate the omission of unchanged Code
13 subsections or parts of tables.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. Article 21 of the Business and Tax Regulations Code is hereby amended by
16 revising Section 2105 and adding Section 2106.1, to read as follows:

17 **SEC. 2105. EXEMPTIONS AND EXCLUSIONS.**

18 * * * *

19 (e) For purposes of this Article 21, gross receipts from the lease of Commercial Space shall not
20 include rent that is subject to the tax imposed under Articles 7 or 9 of the Business and Tax Regulations
21 Code and shall not include rent that would be subject to the tax imposed under Article 7 or
22 Article 9 but for the exemptions from that tax under Section 506 of Article 7 or Section 606 of
23 Article 9.

1 SEC. 2106.1. CREDIT FOR CHILD CARE FACILITIES.

2 (a) Any person subject to the Early Care and Education Commercial Rents Tax imposed under
3 this Article 21 that leases or provides Commercial Space in a property in the City for a Qualifying
4 Child Care Facility that operates for more than six months in a tax year shall be allowed a credit
5 against the Early Care and Education Commercial Rents Tax for that tax year. If a person entitled to
6 the credit under this Section 2106.1 is required to file an Early Care and Education Commercial Rents
7 Tax return on a combined basis under Section 2107, the credit may be claimed against the Early Care
8 and Education Commercial Rents Tax liability required to be reflected on the combined return for that
9 tax year. In no event shall the credit allowed under this Section 2106.1 reduce a person or combined
10 group's Early Care and Education Commercial Rents Tax liability for any tax year to less than zero,
11 and no credit shall be allowed as a carryforward to a subsequent tax year.

12 (b) For purposes of this Section 2106.1, the credit for a tax year shall be based on the total
13 number of Infants, Toddlers, and Preschool-Age Children for which the Qualifying Child Care Facility
14 is licensed by the California Department of Social Services to provide care and shall be in the amount
15 prescribed in the table below.

<u>Number of Infants, Toddlers, and Preschool-Age Children</u>	<u>Amount of Credit</u>
<u>1 to 49</u>	<u>\$7,200</u>
<u>50 to 99</u>	<u>\$16,000</u>
<u>100 or more</u>	<u>\$36,000</u>

16 (c) The following definitions shall apply for purposes of this Section 2106.1.

17 (1) "Qualifying Child Care Facility" means a facility that is licensed by the California
18 Department of Social Services, or any successor agency, to provide non-medical care to Infants,
19 Toddlers, Preschool-Age Children, or any combination thereof in need of personal services,
20 supervision, or assistance essential for sustaining the activities of daily living or for the protection of
21 the individual on less than a 24-hour basis in a group setting.

1 (2) "Infants" means children under two years of age.

2 (3) "Toddlers" means children between the ages of 18 months and 30 months.

3 (4) "Preschool-Age Children" means children who are enrolled in a child day care
4 center licensed by the California Department of Social Services, or any successor agency, and who are
5 not enrolled in a child care center or part of a child care center where less than 24-hour per day non-
6 medical care and supervision are provided to Infants or School-Age Children.

7 (5) "School-Age Child" means a child who has entered the first grade or above or who
8 is in a child care program providing care and supervision exclusively to children enrolled in
9 kindergarten and above.

10 (d) To be eligible for the credit authorized under this Section 2106.1, persons wishing to claim
11 the credit must:

12 (1) Maintain a reasonable method of documentation that can be reviewed or verified
13 objectively that demonstrates that the person is eligible for the credit provided for in this
14 Section 2106.1, and provide such documentation to the Tax Collector upon request; and

15 (2) File a timely annual Early Care and Education Commercial Rents Tax return
16 regardless of the amount of liability, if any, shown on the return after claiming the credit provided for
17 in this Section 2106.1.

18 (e) The Tax Collector shall verify that any credit claimed pursuant to this Section 2106.1 is
19 correct. The Office of Early Care and Education, or any successor agency, shall provide to the Tax
20 Collector upon request such information that the Tax Collector may require to verify that a Qualifying
21 Child Care Facility for which the credit is claimed meets the eligibility requirements of this
22 Section 2106.1, and the Tax Collector may share taxpayer information with the Office of Early Care
23 and Education, or any successor agency, for this purpose. To the extent permitted by law, the Office of
24 Early Care and Education, or any successor agency, shall maintain the confidentiality of any such
25

1 information that the Tax Collector provides, and shall be subject to Section 6.22-1 of Article 6 of the
2 Business and Tax Regulations Code with respect to such information.

3 (f) The Tax Collector shall submit an annual report to the Board of Supervisors for each year
4 for which the credit authorized under this Section 2106.1 is available, that sets forth aggregate
5 information on the dollar value of the credits taken each year and the number of persons taking the
6 credit.

7 (g) The Controller, not later than four years after the effective date of the ordinance in Board
8 of Supervisors File No. _____ establishing this Section 2106.1, shall perform an assessment and
9 review of the effect of the credit provided by this Section 2106.1. Based on such assessment and review
10 the Controller shall prepare and submit an analysis to the Board of Supervisors. The analysis shall be
11 based on factors that the Controller deems relevant, and may include, but shall not be limited to, data
12 contained in the annual reports to the Board of Supervisors as required by subsection (f) of this
13 Section 2106.1.

14 (h) The credit provided by this Section 2106.1 shall be allowable in tax years ending after
15 December 31, 2018, and shall expire by operation of law on December 31, 2023. No person may use
16 or claim the credit provided for under this Section 2106.1 after the expiration date of this Section.

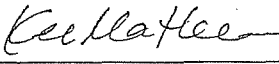
17
18 Section 2. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
19 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
20 numbers, letters, punctuation marks, charts, diagrams, or any other constituent parts of the
21 Business and Tax Regulations Code that are explicitly shown in this ordinance as additions,
22 deletions, Board amendment additions, and Board amendment deletions in accordance with
23 the "Note" that appears under the official title of the ordinance.
24
25

1 Section 3. Effective Date; Retroactivity.

2 (a) Effective Date. This ordinance shall become effective 30 days after enactment.
3 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
4 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
5 Supervisors overrides the Mayor's veto of the ordinance.

6 (b) Retroactive Date. This ordinance shall be retroactive to January 1, 2019.

7
8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By: 
11 KERNE H. O. MATSUBARA,
Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee - November 26, 2018)

[Business and Tax Regulations Code - Early Care and Education Commercial Rents Tax Credit and Exclusions]

Ordinance amending the Business and Tax Regulations Code to provide a credit against the Early Care and Education Commercial Rents Tax for the operation of certain child care facilities, and to exclude from the Early Care and Education Commercial Rents Tax base amounts subject to the hotel tax or parking tax.

Existing Law

The Early Care and Education Commercial Rents Tax ("Commercial Rents Tax") was passed by voters at the June 5, 2018 election and becomes operative on January 1, 2019. The Commercial Rents Tax generally is imposed at the rate of 3.5% on the amounts a business receives from the lease of commercial space in the City, with a lower 1% rate on amounts from the lease of warehouse space. The Commercial Rents Tax generally does not apply to businesses exempt from Gross Receipts and Payroll Expense Taxes and provides for certain other exemptions and exclusions. Revenues from the Commercial Rents Tax will fund early care and education for young children and other public purposes. The City also imposes a 14% tax on the rental of hotel rooms ("Hotel Tax") and a 25% tax on the rental of parking spaces ("Parking Tax") in the City.

Amendments to Current Law

This ordinance would provide a credit against the Commercial Rents Tax for businesses that lease or provide commercial space in the City for certain licensed child care facilities that provide care to infants, toddlers, and/or preschool-age children. The amount of the credit would be based on the total number of infants, toddlers, and preschool-age children for which the child care facility is licensed to provide care, as follows:

Number of Infants, Toddlers, and Preschool-Age Children	Amount of Credit
1 to 49	\$7,200
50 to 99	\$16,000
100 or more	\$36,000

FILE NO. 181082

The credit would be allowed on an annual basis and would be neither refundable nor allowed to be carried forward to a subsequent tax year. The credit would be allowed for tax years ending after December 31, 2018 and expire on December 31, 2023.

Effective January 1, 2019, this ordinance also would exclude from gross receipts subject to the Commercial Rents Tax rent that is subject to the Hotel Tax or the Parking Tax and rent that would be subject to the Hotel Tax or the Parking Tax but for the exemptions from those taxes.

Background Information

This legislative digest reflects amendments made in committee to clarify that rent that would be subject to the Hotel Tax or the Parking Tax but for an exemption from those taxes is also exempt from the Commercial Rents Tax.

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CITY AND COUNTY OF SAN FRANCISCO
BOARD OF SUPERVISORS
BUDGET AND LEGISLATIVE ANALYST

1390 Market Street, Suite 1150, San Francisco, CA 94102 (415) 552-9292
FAX (415) 252-0461

November 20, 2018

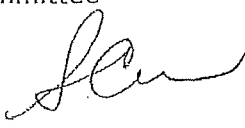
TO: Government Audit and Oversight Committee
FROM: Budget and Legislative Analyst 
SUBJECT: November 26, 2018 Special Government Audit and Oversight Committee Meeting

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<p>Item 1 File 18-1082</p>	<p>Department: Treasurer/Tax Collector</p>
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EXECUTIVE SUMMARY

Legislative Objectives

- The proposed ordinance amends the Business and Tax Regulations Code to provide a credit against the Early Care and Education Commercial Rents Tax for businesses leasing space to qualified facilities.

Key Points

- The Early Care and Education Commercial Rents Tax Ordinance was passed by the voters in June 2018 and goes into effect on January 1, 2019. The tax equals (a) 1 percent of lease revenues from the lease or sublease of warehouse space, and (b) 3.5 percent of lease revenues from the lease or sublease of other commercial spaces in the City. Commercial landlords with less than \$1 million in gross receipts, and rents paid from non-profit tenants, government tenants, arts, industrial uses, and non-formula retail uses are exempt from the tax.

Fiscal Impact

- According to the Controller’s Statement on Proposition C in the June 5, 2018 Voter Information Pamphlet, the Early Care and Education Commercial Rents Tax could generate additional net annual revenue to the City of approximately \$146 million.
- According to the California Department of Social Services, the City has 312 licensed early care and education facilities, serving 17,216 children. If the Early Care and Education Commercial Rents Tax were to apply to all 312 licensed early care and education facilities, the estimated maximum annual tax credit under the proposed ordinance would be \$3,980,000. Because many licensed childcare facilities are in space owned by small businesses (with less than \$1 million per year in gross revenues), nonprofit organizations, or government entities, the actual annual tax credit would be less than \$3,980,000.

Recommendation

- Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

MANDATE STATEMENT

Charter Section 2.105 requires that legislative acts in San Francisco be by ordinance, subject to approval by a majority of the Board of Supervisors.

BACKGROUND

The Early Care and Education Commercial Rents Tax Ordinance was passed by the voters in June 2018 and goes into effect on January 1, 2019. The tax applies to businesses leasing commercial space that are subject to the City’s gross receipts tax. Businesses with \$1 million or less in total gross revenues within San Francisco are generally exempt from the City’s gross receipts tax. Certain other businesses are also exempt, including some nonprofit organizations, banks, and insurance companies.

The Early Care and Education Commercial Rents Tax is in addition to gross receipts or payroll taxes paid by businesses in the City. The tax equals (a) 1 percent of lease revenues from the lease or sublease of warehouse space, and (b) 3.5 percent of lease revenues from the lease or sublease of other commercial spaces in the City. Commercial space does not include industrial use, arts activities, or retail uses (other than formula retail). The tax also does not apply to revenues received from certain nonprofit organizations or from government entities.

DETAILS OF PROPOSED LEGISLATION

The proposed ordinance amends the Business and Tax Regulations Code to provide a credit against the Early Care and Education Commercial Rents Tax for businesses leasing space to qualified facilities.

FISCAL IMPACT

According to the Controller’s Statement on Proposition C in the June 5, 2018 Voter Information Pamphlet, the Early Care and Education Commercial Rents Tax could generate additional net annual revenue to the City of approximately \$146 million.

According to the California Department of Social Services, the City has 312 licensed early care and education facilities, serving 17,216 children. If the Early Care and Education Commercial Rents Tax were to apply to all 312 licensed early care and education facilities, the estimated maximum annual tax credit under the proposed ordinance would be \$3,980,000.

Number of Childcare Slots in the Facility	Annual Tax Credit	Number of Licensed Facilities	Total Estimated Annual Tax Credit
1 to 49	\$7,200	190	\$1,368,000
50 to 99	\$16,000	89	\$1,424,000
100 or more	\$36,000	33	\$1,188,000
Total		312	\$3,980,000

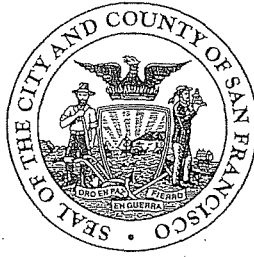
Source: Budget and Legislative Analyst’s Analysis based on California Department of Social Services Data

However, as noted above, the Early Care and Education Commercial Rents Tax does not apply to businesses with less than \$1 million per year in gross revenues in San Francisco, certain nonprofit organizations, or government entities. Because many licensed childcare facilities are in space owned by small businesses (with less than \$1 million per year in gross revenues), nonprofit organizations, or government entities, the actual annual tax credit would be less than \$3,980,000.

RECOMMENDATION

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Denise Corvino, Acting Director, Office of Early Care and Education
Jose Cisneros, Treasurer, Office of the Treasurer and Tax Collector

FROM: John Carroll, Assistant Clerk, Government Audit and Oversight
Committee, Board of Supervisors

DATE: November 16, 2018

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following ordinance, introduced by Supervisor Kim on November 13, 2018:

File No. 181082

Ordinance amending the Business and Tax Regulations Code to provide a credit against the Early Care and Education Commercial Rents Tax for the operation of certain child care facilities, and to exclude from the Early Care and Education Commercial Rents Tax base amounts subject to the hotel tax or parking tax.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Maya Castleman, Office of Early Care and Education
Amanda Kahn Fried, Office of the Treasurer and Tax Collector

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Kiely Hosmon, Director, Youth Commission
FROM: John Carroll, Assistant Clerk,
Government Audit and Oversight Committee
DATE: November 19, 2018
SUBJECT: LEGISLATIVE MATTER INTRODUCED

The Board of Supervisors' Public Safety and Neighborhood Services Committee has received the following ordinance, introduced by Supervisor Kim on November 13, 2018. This item is being referred for comment and recommendation.

File No. 181082

Ordinance amending the Business and Tax Regulations Code to provide a credit against the Early Care and Education Commercial Rents Tax for the operation of certain child care facilities, and to exclude from the Early Care and Education Commercial Rents Tax base amounts subject to the hotel tax or parking tax.

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Public Safety and Neighborhood Services Committee.

RESPONSE FROM YOUTH COMMISSION Date: _____

No Comment
 Recommendation Attached

Chairperson, Youth Commission

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: John Carroll, Assistant Committee Clerk,
Government Audit and Oversight Committee, Board of Supervisors

DATE: November 19, 2018

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Government Audit and Oversight Committee

The Board of Supervisors' Government Audit and Oversight Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 181082

Ordinance amending the Business and Tax Regulations Code to provide a credit against the Early Care and Education Commercial Rents Tax for the operation of certain child care facilities, and to exclude from the Early Care and Education Commercial Rents Tax base amounts subject to the hotel tax or parking tax.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment
 Recommendation Attached

Chairperson, Small Business Commission

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

2013 Time stamp 11 2: 07
or meeting date AK

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Kim; Yee

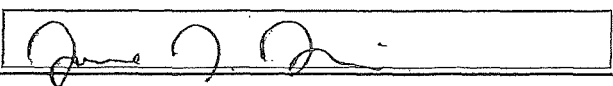
Subject:

Business and Tax Regulations Code - Early Care and Education Commercial Rents Tax Credit and Exclusions

The text is listed:

Attached

Signature of Sponsoring Supervisor:



For Clerk's Use Only

