

Chapter 29. Public Service Properties

§2901. Non-Operating or Non-Utility Property

A. Includes property held for future use or development, property leased to third parties and certain other property not included in the company rate base.

B. Non-operating or non-utility real property shall be any lands not actually used for utility purposes or lands leased, rented, loaned or otherwise used for commercial, industrial or other purposes. This also applies to any building not directly involved in the utility purpose. (This definition is for the sole purpose of establishing the criteria for determining when the property is to be assessed by the local assessor in accordance with R.S. 47:1853(C)).

AUTHORITY NOTE: Promulgated in accordance with R.S. 47:1853 and R.S. 47:1855.

HISTORICAL NOTE: Promulgated by the Louisiana Tax Commission LR 4:30 (February 1978), amended by the Department of Revenue and Taxation, Tax Commission, LR 13:764 (December 1987), LR 16:1063 (December 1990), LR 19:212 (February 1993).

§2903. Immovable Property of Electric Membership Corporations, Electric Power Companies, Gas Companies, Pipeline Companies, Railroad Companies, Telegraph Companies, Telephone Companies and Water Companies Assessed as Public Service Companies by the Tax Commission

Immovable property as defined in La. R.S. 47:1851(H), shall be reported by the taxpayer to the assessor of the parish or district where the property is located. Upon request by the assessor, each public service company shall furnish a list of the immovable property by description and location to that assessor for his sole purpose of locating and inspecting property covered by the public service assessment.

AUTHORITY NOTE: Promulgated in accordance with R.S. 47:1853 and R.S. 47:1855.

HISTORICAL NOTE: Promulgated by the Louisiana Tax Commission, LR 4:30 (February 1978), amended by the Department of Revenue and Taxation, Tax Commission, LR 13:764 (December 1987), LR 16:1063 (December 1990), LR 19:212 (February 1993), LR 20:198 (February 1994).

§2905. Report of Values to the Assessor

The Tax Commission shall allocate the assessed value of each public service company among the parishes of the state on or before September 1 of each year.

AUTHORITY NOTE: Promulgated in accordance with R.S. 47:1853 and R.S. 47:1855.

HISTORICAL NOTE: Promulgated by the Louisiana Tax Commission, LR 4:30 (February 1978), amended by the Department of Revenue and Taxation, Tax Commission, LR 13:764 (December 1987), LR 16:1063 (December 1990), LR 19:212 (February 1993).

§2907. Exceptions to Valuation or Allocation

AUTHORITY NOTE: Promulgated in accordance with R.S. 47:1853 and R.S. 47:1855.

HISTORICAL NOTE: Promulgated by the Louisiana Tax Commission, LR 4:30 (February 1978), amended by the Department of Revenue and Taxation, Tax Commission, LR 13:764 (December 1987), LR 16:1063 (December 1990), LR 19:212 (February 1993), repealed by the Department of Revenue, Tax Commission, LR 33: (March 2007).

§2909. Appraisal of Public Service Properties

A. In appraising public service properties, the Tax Commission shall:

1. Employ all of the following nationally recognized techniques of appraisal, where applicable, to best determine fair market value:

- a. the market approach;
- b. the cost approach;
- c. the income approach.

2. Assign such weight to each approach as is appropriate to best determine fair market value.

B. All public service properties of the same nature and kind shall be appraised in the same manner. The appraised value of all lands owned by the company in this state shall be deducted from the total appraised value of the public service properties and shall be assessed by the Tax Commission and shown as a separate item on the tax roll (R.S. 47:1853(B)).

AUTHORITY NOTE: Promulgated in accordance with R.S. 47:1853 and R.S. 47:1855.

HISTORICAL NOTE: Promulgated by the Department of Revenue and Taxation, Tax Commission, LR 19:212 (February 1993).