ACT#2021 - 431

1	HB281
2	207896-8
3	By Representatives Gaston, Faulkner, Drummond, Pringle, Rowe,
4	Jones (M), Garrett, Rafferty, Collins, South, Clouse, Coleman,
5	Bracy, Clarke, Faust, McMillan, Brown (C), Wilcox, Stringer
6	and Simpson
7	RFD: Ways and Means Education
8	First Real 02-FEB 2021 WAY - 6 2021 RECEIVED RECEIVED RECEIVED ROVERNOR'S OFFICE ROVERNOR'S OFFICE

2	ENROLLED,	An	Act,

Relating to the state income tax credit for the rehabilitation of qualified historic structures; to amend Sections 40-9F-31, 40-9F-32, 40-9F-33, 40-9F-36, and 40-9F-38 of the Code of Alabama 1975, to provide for a disqualifying use; to revise audit requirements; to extend the income tax credit through 2027; to limit the tax credits for tax years 2023 through 2027 to certain properties; to clarify the refundability of tax credits for transferees; and to further provide for the Historic Tax Credit Evaluating Committee.

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. Sections 40-9F-31, 40-9F-32, 40-9F-33 and 40-9F-36, 40-9F-36, and 40-9F-38 of the Code of Alabama 1975, are amended as follows:

"\$40-9F-31.

As used in this article, the following terms shall have the following meanings:

(1) CERTIFIED HISTORIC STRUCTURE. A property located in Alabama which is at least sixty years old, unless the structure is an historic structure located within the boundaries of a National Monument or Park as declared by the United States Congress or the President of the United States, in which case the federal age provisions shall apply, and is certified by the Alabama Historical Commission as being

1	individually listed in the National Register of Historic
2	Places, eligible for listing in the National Register of
3	Historic Places, or certified by the commission as
4	contributing to the historic significance of a Registered
5	Historic District.
6	(2) CERTIFIED REHABILITATION. Repairs or alterations
7	to a certified historic structure that is certified by the
8	commission as meeting the U.S. Secretary of the Interior's
9	Standards for Rehabilitation which meet the requirements
10	contained in Section 47(c)(2)(C) of the Internal Revenue Code,
11	as amended, or to a certified historic residential structure
12	as defined in subdivision (3).
13	(3) CERTIFIED HISTORIC RESIDENTIAL STRUCTURE. A
14	certified historic structure as defined in subdivision (1).
15	(4) COMMISSION. The Alabama Historical Commission
16	and or its successor.
17	(5) COMMITTEE. The Historic Tax Credit Evaluating
18	Committee established by this article.
19	(6) DEPARTMENT. The Alabama Department of Revenue or
20	its successor.
21	(7) DISQUALIFYING USE. Any use of a certified
22	historic residential structure that is occupied by an Owner
23	and used, exclusively as a primary or secondary residence.
24	$\frac{(7)}{(8)}$ OWNER. Any taxpayer filing a State of
25	Alabama income tax return or any entity that is exempt from

1	federal income taxation pursuant to Section 501(c) of the
2	Internal Revenue Code, as amended, that:
3	a. Owns title to a qualified structure, or
4	b. Owns a leasehold interest in a qualified
5	structure for a term of not less than 39 years.
6	An owner as defined herein shall not be considered a
7	private user as defined in Section 40-9A-1.
8	(8) (9) QUALIFIED REHABILITATION EXPENDITURES. Any
9	expenditure as defined under Section 47(c)(2)(A) of the
10	Internal Revenue Code, as amended, and the related regulations
11	thereunder, and other reasonable expenses and costs expended
12	in the rehabilitation of a qualified structure. For certified
13	historic residential structures, this term shall mean expenses
14	incurred by the taxpayer in the certified rehabilitation of a
15	certified historic residential structure, including but not
16	limited to preservation and rehabilitation work done to the
17	exterior of a certified historic residential structure, repair
18	and stabilization of historic structural systems, restoration
19	of historic plaster, energy efficiency measures except
20	insulation in frame walls, repairs or rehabilitation of
21	heating, air conditioning, or ventilation systems, repairs or
22	rehabilitation of electrical or plumbing systems exclusive of
23	new electrical appliances and electrical or plumbing fixtures,
24	and architectural, engineering, and land surveying fees.
25	Qualified rehabilitation expenditures do not include the cost

1	of acquisition of the qualified structure, the personal labor
2	by the owner, or any cost associated with the rehabilitation
3	of an outbuilding of the qualified structure, unless the
4	outbuilding is certified by the commission to contribute to
5	the historical significance of the qualified structure.
6	(9) (10) QUALIFIED STRUCTURE. Certified historic
7	structures which are certified by the commission as meeting
8	the requirements contained in Section 47(c)(1)(A)(i) and (ii)
9	of the Internal Revenue Code, as amended, and to certified
10	historic residential structures as defined herein.
11	(10) (11) REGISTERED HISTORIC DISTRICT. Any district
12	listed in the National Register of Historic Places and any
13	district which is either of the following:
14	a. Designated under Alabama or local law as
15	containing criteria which substantially achieves the purpose
16	of preserving and rehabilitating buildings of historic
17	significance to the district.
18	b. Certified by the U.S. Secretary of the Interior
19	as meeting substantially all of the requirements for the
20	listing of districts in the National Register of Historic
21	<u>Places.</u>
22	(11) (12) REHABILITATION PLAN. Construction plans
23	and specifications for the proposed rehabilitation of a
24	qualified structure in sufficient detail to enable the

1	commission to evaluate compliance with the standards developed
2	under this article.
3	(12) (13) SUBSTANTIAL REHABILITATION. Rehabilitation
4	of a qualified structure for which the qualified
5	rehabilitation expenditures exceed 50 percent of the owner's
6	original purchase price of the qualified structure or
7	twenty-five thousand dollars (\$25,000), whichever is greater.
8	<u>"40-9F-32.</u>
9	(a) The commission shall develop standards for the
10	approval of the substantial rehabilitation of qualified
11	structures for which a tax credit is sought. The standards
12	shall (i) take into account whether the substantial
13	rehabilitation of a qualified structure is consistent with the
14	historic character of the structure or of the Registered
15	Historic District in which the property is located and (ii)
16	for tax years 2023 through 2027, establish a mechanism to
17	require owners to confirm that the proposed use for the
18	qualified structure is not a Disqualifying Use (a) in the
19	application, and (b) prior to the commission's issuance of the
20	tax credit certificate for the qualified structure under
21	<u>40-9F-32(d).</u>
22	(b) Prior to beginning any substantial
23	rehabilitation work on a qualified structure, the owner shall
24	submit an application and rehabilitation plan to the
25	commission and an estimate of the qualified rehabilitation

1	expenditures under the rehabilitation plan; provided, however,
2	that the owner, at its own risk, may incur qualified
3	rehabilitation expenditures no earlier than six months prior
4	to the submission of the application and rehabilitation plan
5	that are limited to architectural, engineering, and land
6	surveying fees and related soft costs and any costs related to
7	the protection of the qualified structure from deterioration.
8	(c) The commission shall review the application and
9	rehabilitation plan to determine that the information
10	contained therein is complete. If the commission determines
11	that the application and rehabilitation plan are complete, the
12	commission shall recommend the project to the committee for
13	the reservation of a tax credit. If the project is approved
14	for a tax credit by the committee, the commission shall
15	reserve, for the benefit of the owner, an allocation for a tax
16	credit as provided in Section 40-9F-33, and the commission
17	shall notify the owner in writing of the amount of the
18	reservation. The reservation of tax credits does not entitle
19	the owner to an issuance of tax credits until the owner
20	complies with all other requirements of this article for the
21	issuance of the tax credits. The reservation of tax credits
22	shall be made by the commission in the order in which the
23	committee has ranked completed applications and rehabilitation
24	plans. Reservations of tax credits shall be issued by the
25	commission within a reasonable time from the filing of a

1	completed application and renabilitation plan. Only the
2	property for which a property address, legal description, or
3	other specific location is provided in the application shall
4	be reviewed. Ownership of an entity that is the owner of
5	property contained in the application shall not be a factor in
6	the commission's review of the application and no subsequent
7	change in the ownership structure of such entity shall result
8	in the loss or rescission of a reservation of tax credits. The
9	owner shall not be permitted to request the review of another
10	property for approval in the place of the property contained
11	in the application. Any application disapproved by the
12	commission or the committee shall be removed from the review
13	process, and the commission shall notify the owner in writing
14	of the decision to remove the application. A disapproved
15	application may be resubmitted, but shall be deemed to be a
16	new submission and may be charged a new application fee. In
17	the event the reservations of tax credits equal the total
18	amount available for reservations during the tax year, all
19	owners with applications then awaiting approval or thereafter
20	submitted shall be notified by the commission that no
21	additional tax credits shall be granted during that tax year.
22	The applications shall remain in active status from the date
23	of the original application and shall be considered for
24	recommendations of tax credits in the event that additional
25	credits become available due to rescission by the commission

or when a new tax year's allocation of tax credits becomes

available.

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Owners receiving a reservation of tax credits shall commence rehabilitation, if rehabilitation has not previously begun, within 18 months of the date of issuance of the written notice from the commission to the owner granting the tax credits. Commencement of rehabilitation shall mean that, as of the date in which actual physical work contemplated by the rehabilitation plan submitted with the application has begun, the owner has incurred no less than 20 percent of the estimated costs of rehabilitation provided in the application. Within 36 months of the date of issuance of the written notice from the commission to the owner granting the tax credit reservation, the owner must have incurred an additional 50 percent of the estimated costs of rehabilitation provided in the application. Within 60 months of the date of issuance of the written notice from the commission to the owner granting the tax credit reservation, the project must be completed. Owners receiving a reservation of tax credits shall submit evidence of compliance with the provisions of this subsection. If the commission determines that an owner has failed to comply with the requirements provided under this section, the reservation of tax credits for the owner may be rescinded and, if so, the amount of tax credits shall then be included in the total amount of available tax credits provided for in

1	subsection (c) of Section 40-9F-33, from which reservations
2	may be granted. Any owner whose reservation of tax credits are
3	rescinded shall be notified of the rescission from the
4	commission and, upon receipt of the notice, may submit a new
5	application but may be charged a new application fee.
6	(d) Following the completion of a substantial
7	rehabilitation of a qualified structure, the owner shall
8	notify the commission that the substantial rehabilitation has
9	been completed and shall certify the qualified rehabilitation
10	expenditures incurred with respect to the rehabilitation plan.
11	In addition, the owner shall provide the commission with: (i)
12	a cost and expense certification, prepared by a licensed
13	certified public accountant that is not an affiliate of the
14	owner, certifying the total qualified rehabilitation
15	expenditures and the total amount of tax credits against any
16	state tax due that is specified in this article for which the
17	owner is eligible under Section 40-9F-33 and, if the qualified
18	rehabilitation expenditures exceed two hundred thousand
19	dollars (\$200,000), the cost and expense certification must be
20	audited by the licensed certified public accountant; and (ii)
21	an appraisal of the qualified structure prepared by an
22	independent MAI designated and licensed real estate appraiser.
23	The commission shall review the documentation of the
24	rehabilitation and verify its compliance with the
25	rehabilitation plan. The commission shall also review the

state tax return.

concent of	the cost and expense certification as well as the
appraisal t	o ensure compliance with standards adopted by rule
of the comm	ission. Within 90 days after receipt and approval
of the fore	going documentation from the owner, the commission
shall issue	a tax credit certificate in an amount equivalent
to the less	er of: (i) the amount of the tax credit reservation
issued for	the project under the provisions of subsection (c),
or (ii) 25	percent of the actual qualified rehabilitation
expenditure	s for certified historic structures. In the event
	of qualified rehabilitation expenditures incurred
	r would result in the issuance of an amount of tax
	excess of the amount of tax credits reserved for
	nder subsection (c), the owner may apply to the
	for issuance of tax credits in an amount equal to
	Applications for issuance of tax credits in excess
of the amou	nt of tax credits reserved for the owner shall be
made on a f	orm prescribed by the commission and shall
<u>represent a</u>	separate certificate that shall be issued, subject
to all prov	isions regarding priority provided in Section
40-9F-38.	
_(e) In order to obtain a credit against any state
	t is specified in this article, a taxpayer shall

file the tax credit certificate with the taxpayer's Alabama

1	(f) The department shall grant a tax credit against
2	any state tax due that is specified in this article to a
3	taxpayer holding the tax credit certificate issued under
4	subsection (d) or, in the case of a transferee, issued by the
5	department pursuant to Section 40-9F-33 against any tax due
6	under Chapter 18 in the amount stated on the tax credit
7	certificate. The department shall have the right to audit and
8	to reassess any credit improperly obtained by the owner, in
9	accordance with the Taxpayers' Bill of Rights and the Uniform
10	Revenue Procedures contained in Chapter 2A; provided, however
11	that only the owner initially awarded the tax credit
12	certificate, and not any subsequent transferee of the tax
13	credit certificate or person to whom tax credits have been
14	passed through pursuant to Section 40-9F-33, shall be liable
15	for any credit improperly obtained by the owner.
16	(g) For processing the taxpayer's application for a
17	tax credit, the commission may impose the following
18	application fees:
19	(i) For qualified rehabilitation expenses of one
20	million dollars (\$1,000,000) or less, a fee equal to one
21	percent (1%) of the qualified rehabilitation expenditures.
22	(ii) For qualified rehabilitation expenses from one
23	million and one dollars (\$1,000,001) to ten million dollars
24	(\$10,000,000), a fee equal to fifteen thousand dollars
25	(\$15,000).

L		(iii)	For	quali	lfied	rel	nabil	litatio	on e	expenses	over	ten
2	million	dollars	(\$1	0,000,	.000),	a	fee	equal	to	twenty	thousa	and
3	dollars	(\$20,000	<u>)).</u>									

(iv) Any fees collected by the commission under this section shall be deposited in the State Treasury to the credit of the commission and all such funds are to be appropriated to the commission to defray the expenses incurred in carrying out this article.

(h) The commission shall report to the Legislature in the third year following passage of this article, and annually thereafter, on the overall economic activity, usage, and impact to the state from the substantial rehabilitation of qualified structures for which tax credits have been allowed. The information in the reports shall be consistent with the information required by the Legislature pursuant to, and shall be provided by the commission to the Legislature in accordance with, Section 40-1-50, and rules adopted thereunder.

Information provided pursuant to this section is exempt from the confidentiality provisions of Section 40-2A-10.

"§40-9F-33.

"(a) The state portion of any tax credit against the tax imposed by Chapter 18 for the taxable year in which the certified rehabilitation is placed in service, shall be equal to 25 percent of the qualified rehabilitation expenditures for certified historic structures. No tax credit claimed for any

certified rehabilitation may exceed five million dollars

(\$5,000,000) for all allowable property types except a

certified historic residential structure, and fifty thousand

dollars (\$50,000) for a certified historic residential

structure.

- "(b) There is created within the Education Trust
 Fund a separate account named the Historic Preservation Income
 Tax Credit Account. The Commissioner of Revenue shall certify
 to the Comptroller the amount of income tax credits under this
 section and the Comptroller shall transfer into the Historic
 Preservation Income Tax Credit Account only the amount from
 sales tax revenues within the Education Trust Fund that is
 sufficient for the Department of Revenue to use to cover the
 income tax credits for the applicable tax year. The
 Commissioner of Revenue shall distribute the funds in the
 Historic Preservation Income Tax Credit Account pursuant to
 this section.
- "(c) The entire tax credit must be claimed by the taxpayer for the taxable year in which the certified rehabilitation is placed in service. Where the taxes owed by the taxpayer are less than the tax credit, the taxpayer shall be entitled to claim a refund for the difference.
- "(d) For the tax years 2018 through 2022 2029 2027, the aggregate amount of all tax credits that may be reserved in any one of such years by the commission and certification

1	of rehabilitation plans under subsection (c) of Section
2	40-9F-32 shall not exceed twenty million dollars
3	(\$20,000,000), plus any amount of previous reservations of tax
4	credits that were rescinded under subsection (c) of Section
5	40-9F-32 during the tax year. However, if all of the allowable
6	tax credit amount for any tax year is not requested and
7	reserved, any unreserved tax credits may be utilized by the
8	commission in awarding tax credits in subsequent years \div \div
9	provided, however, that in no event shall a total of more than
10	two hundred million dollars (\$200,000,000) be reserved by the
11	commission during the period from May 25, 2017, through
12	December 31, 2027. Applications shall not be received by the
13	commission after the Historic Tax Credit Evaluating Committee
14	has ranked projects with a total amount exceeding two hundred
15	million dollars (\$200,000,000) provided, however, that in no
16	event shall a total of more than one hundred million dollars
17	(\$100,000,000) be reserved by the commission during the period
18	from May 25, 2017, through December 31, 2022. For purposes of
19	this article, tax year shall mean the calendar year.
20	For tax years 2023 through 2027 tax credits shall
21	only be reserved for rehabilitation projects that will be used

For tax years 2023 through 2027, no tax credits shall be reserved for qualified structures the end use of which is proposed to be a Disqualifying Use.

for a commercial or business purpose.

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"(e) Of the annual amount of the tax credits provided for in subsection (d), 40 percent shall be reserved to taxpayers with a certified rehabilitation project located in a county in which the population does not exceed 175,000 according to the 2010 most recent federal decennial census. In the event applications are not received and credits are not allocated for projects in these areas by the close of the second third quarter of the program year, the funds may revert for allocations of other project applications.

"(f) Tax credits granted to a partnership, a limited liability company, S Coporations, trusts, or estates, shall be claimed at the entity level and shall not pass through to the partners, members, or owners.

"(g) All or any portion of the income tax credits under this section and Sections 40-9F-32 shall be transferable and assignable, subject to any notice and verification requirements to be determined by the department, without the requirement of transferring any ownership interest in the qualified structure or any interest in the entity which owns the qualified structure. Any tax credits transferred shall be at a value of at least eighty-five percent (85%) of the present value of the credits. However, once a credit is transferred, only the transferee may utilize such credit and the credit cannot be transferred again. A transferee of the tax credits may use the amount of tax credits transferred to

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offset any income tax under Chapter 18. The entire tax credit must be claimed by the transferee for the taxable year in which the certified rehabilitation is placed in service. When the taxes owed by the transferee are less than the tax credit, the transferee shall be entitled to claim a refund for the difference. The department shall promulgate adopt a form transfer statement to be filed by the transferor with the department prior to the purported transfer of any credit issued under this article. The transfer statement form shall include the name and federal taxpayer identification number of the transferor and each transferee listed therein along with the amount of the tax credit to be transferred to each transferee listed on the form. The transfer statement form shall also contain such other information as the department may from time to time reasonably require. For each transfer, the transferor shall file: (1) a completed transfer statement form; (2) a copy of the tax credit certificate issued by the commission documenting the amount of tax credits which the transferor intends to transfer; (3) a copy of the proposed written transfer agreement; and (4) a transfer fee payable to the department in the amount of one thousand dollars (\$1,000) per transferee listed on the transfer statement form. The transferor shall file with the department a fully executed copy of the written transfer agreement with each transferee within 30 days after the completed transfer. Filing of the

written transfer agreement with the department shall perfect such transfer with respect to such transferee. Within 30 days after the department's receipt of the fully executed written transfer agreement, the department shall issue a tax credit certificate to each transferee listed in such agreement in the amount of the tax credit so transferred. Such certificate shall be used by the transferee in claiming the tax credit pursuant to subsections (e) and (f) of Section 40-9F-32. The department may promulgate adopt such additional rules as are necessary to permit verification of the ownership of the tax credits, but shall not promulgate adopt any rules which unduly restrict or hinder the transfer of the tax credits.

"\$40-9F-36.

"The tax credits authorized by this article for the substantial rehabilitation of qualified structures shall not be available to owners of qualified structures that submit an application and rehabilitation plan after December 31, 2022 2029 2027. No action or inaction on the part of the Legislature shall reduce or suspend the tax credits authorized by this article in any past or future calendar year with respect to a qualified structure if the owner thereof submits an application and rehabilitation plan with the commission and the commission reserves an allocation for a tax credit on or prior to December 31, 2022 2029 2027, even if the qualified structure is placed into service after December 31, 2022 2029

2027, and shall not affect the owner of a qualified structure if the commission has reserved an allocation for a tax credit on or prior to December 31, 2022 2029 2027. Notwithstanding any other provision of this chapter, any application received by the commission (other than an application for a qualified structure the end use of which is proposed to be a Disqualifying Use) in active status on the ranking list of the Historic Tax Credit Evaluating Committee or granted a tax allocation reservation prior to the effective date of the act adding this language shall remain on the ranking list or in reservation status and shall receive a tax credit allocation reservation or a tax credit allocation, as the case may be, when additional credits become available, including in any tax year commencing after 2022. "

"\$40-9F-38.

"(a) There is hereby established the Historic Tax

Credit Evaluating Committee, which shall review qualifying

projects, approve credits for projects, and rank projects in

the order in which the projects should receive tax credit

reservations based on criteria established by the commission.

The commission shall establish a review cycle for the

committee beginning on January 1, 2018, provided that the

committee shall meet at least quarterly unless no credits

remain to be allocated. The Commissioner of Revenue shall be a

non-voting member of the committee and provide advisory and

Τ	technical support. The committee shall consist of the
2	<u>following:</u>
3	"(1) Director of the Governor's Office of Minority
4	Affairs.
5	"(2) The Executive Director of the Alabama
6	<u>Historical Commission.</u>
7	"(3) The Finance Director.
8	"(4) The Director of the Alabama Department of
9	Economic and Community Affairs.
10	"(5) The Secretary of Commerce.
11	"(6) Two members of the Alabama House of
12	Representatives, at least one of which shall be a member of
13	the minority party, to be appointed by the Speaker of the
14	House of Representatives.
15	"(7) Two members of the Alabama Senate, at least one
16	of which shall be a member of the minority party, to be
17	appointed by the President Pro Tem Tempore of the Senate.
18	"(b) The Alabama Historical Commission shall
19	promulgate adopt rules that shall set forth quidelines to be
20	utilized by the committee in determining the allocation of
21	credits. The guidelines shall set forth factors to be
22	considered by the committee including: relative value of the
23	proposed project to the particular community, including the
24	maintenance of the historic fabric of the community; possible
25	return on investment for the community in which the proposed

HB281

1	project is located; the geographic distribution of projects;
2	the likelihood of the project proceeding without the historic
3	tax credit authorized in this article; and strength of local
4	support for the proposed project. Included in the information
5	to be required for the evaluation submitted in the application
6	of any project shall be any additional tax credits or state,
7	federal, or local government grants that the applicant expects
8	to utilize for the construction of the project."
9	Section 2. This act shall become effective
10	immediately following its passage and approval by the
11	Governor, or its otherwise becoming law.

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4		Speaker of the House of Repr	esentatives
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6		President and Presiding Office	er of the Senate
7		House of Representative	es
8 9 10		nereby certify that the withined by the House 25-FEB-21, as	
11 12 13		Jeff Woodard Clerk	i e e e e e e e e e e e e e e e e e e e
14			_
15	Senate	04-MAY-21	_ Amended and Passed
16	House	06-MAY-21	Concurred in Sen- ate Amendment

TIME 9:30 am

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GOVERNOR

Alabama Secretary Of State

Act Num...: 2021-431 Bill Num...: H-281

Recy'd 05/14/21 10:41amSLF

HEBEBY CEBTIEN THAT THE	DATE: 3-2 20
RESOLUTION AS REQUIRED IN	RD 1 RFD F-TE
SECTION C OF ACT NO. 81-889 WAS ADOPTED AND IS ATTACHED	
TO THE BILL, H.B. 381	This Bill was referred to the Standing
YEAS 101 NAYS O	Committee of the Senate on
* JEFF WOODARD, Clerk	and was acted upon by such Committee in session and is by order of the Committee
	returned therefrom with a favorable report
I HEREBY CERTIFY THAT THE	14th day of Ap
NOTICE & PROOF IS ATTACHED	Chairperson
TO THE BILL, H.B.	
ACTS OF ALABAMA, 1975 ACT NO.	DATE: 14 /
.919.	7
JEFF WOODARD, CIEFK	RF TAN KMD() RD 2
	DATE: 20
CONFERENCE COMMITTEE	RE-REFERRED RE-COMMITTED
House Conferees	Committee
	I hereby certify that the Resolution as
	required in Section C of Act No. 81-889 was adopted and is attached to the Bill,
	нв 28/
	YEAS 39 NAYS
	PATRICK HARRIS, Secretary
	FURTHER SENATE ACTION (OVER)

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