

BILL NO. 36-0216

Thirty-Sixth Legislature of the Virgin Islands

November 18, 2025

An act amending title 29 Virgin Islands Code, chapter 23 to establish a wholly owned subsidiary of the Virgin Islands Public Finance Authority and require conditions for the issuance of tax-exempt bonds

PROPOSED BY: Senators Milton E. Potter, Marise C. James and Kurt A. Vialet,

Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. Title 29, Virgin Islands Code, chapter 23 is amended as follows:

1. In section 1303:

(a) strike subsection (l) and insert the following new subsection (l):

“(l) PFA means the Virgin Islands Public Finance Authority, itself or acting through the Virgin Islands Hotel Development Financing Corporation”; and

(b) add the following new subsection (r):

“(r) Virgin Islands Hotel Development Financing Corporation means a public corporation controlled by the Virgin Islands Public Finance Authority that shall have the same or similar rights and powers granted to the Virgin Islands Public Finance Authority under title 29 Virgin Islands Code, chapter 15 regarding the development, operation and financing of qualified hotels in the Virgin Islands except as limited by provisions of this chapter.”

1 **SECTION 2.** Title 29 Virgin Islands Code, chapter 23 is amended by adding a new
2 section 1318 as follows:

3 **“§1318. Virgin Islands Hotel Development Financing Corporation; purpose**

4 “(a) Virgin Islands Hotel Development Financing Corporation (“VIHDFC”) is
5 established as a subsidiary of the Virgin Islands Public Finance Authority for the specific
6 purpose of overseeing the development, operation and financing of hotels in the United States
7 Virgin Islands, and shall have the same or similar rights, powers, obligations and
8 responsibilities of Virgin Islands Public Finance Authority as provided in Title 29, Chapter 15
9 of the Virgin Islands Code. The issuance of bonds shall not be a general obligation of the
10 VIHDFC, Issuer or the Government of the U.S. Virgin Islands.

11 (b) Notwithstanding any provision of law to the contrary, neither the Government of
12 the Virgin Islands, the Virgin Islands Public Finance Authority, nor any of their officers,
13 employees, or agents shall be liable for any debt, obligation, or liability incurred by the Virgin
14 Islands Hotel Development Financing Corporation (“VIHDFC”).

15 (c) Bonds, notes, or other evidences of indebtedness issued by the VIHDFC pursuant
16 to this Act shall not constitute a debt of the Government of the Virgin Islands, nor a pledge of
17 the full faith and credit of the Government of the Virgin Islands.

18 (d) Authority to Issue Bonds for 501(c)(3) Organizations. The VIHDFC may issue
19 tax-exempt or taxable revenue bonds, notes, or other obligations as a conduit issuer on behalf
20 of an organization described in section 501(c)(3) of the Internal Revenue Code (“Qualified
21 Nonprofit”), for the purpose of financing, refinancing, or reimbursing the costs of capital
22 projects, facilities, equipment, operating and debt service reserves, or other eligible
23 expenditures undertaken by the Qualified Nonprofit.

24 (e) Public Purpose Determination. The VIHDFC shall ensure that:

1 1. The Qualified Nonprofit is duly organized and recognized under Section
2 501(c)(3) of the Internal Revenue Code;

3 2. The project serves a charitable, educational, health, cultural, or other public
4 purpose;

5 3. The financing complies with federal tax law governing 501(c)(3) conduit
6 bonds; and

7 4. The issuance does not expose the Government to financial risk.

8 (f) No Pledge of Government Credit. All bonds issued under this section shall be special,
9 limited obligations of the VIHDFC. The full faith and credit of the Government of the Virgin Islands
10 shall not be pledged, and the Government shall have no financial obligation or liability whatsoever with
11 respect to repayment of the bonds.

12 (g) Payment Solely from Revenues of the 501(c)(3) Borrower. Bonds issued under this section
13 shall be payable solely from loan repayments, revenues, lease payments, or other security provided by
14 the Qualified Nonprofit.

15 **SECTION 3.** Title 29 Virgin Islands Code, chapter 23 is amended by adding a new
16 section 1319 as follows:

17 **“§1319. Qualifications and Eligibility for issuance of tax exempt bonds**

18 (a) Loan to Qualified Nonprofit. The VIHDFC may enter into a loan agreement, lease,
19 instalment sale agreement, or similar financing arrangement with a Qualified Nonprofit, under which
20 bond proceeds are loaned, leased, or otherwise made available to the Qualified Nonprofit to carry out
21 the approved project.

22 (b) Obligations of the Nonprofit. The Qualified Nonprofit shall:

23 1. Repay the loan in amounts and at times sufficient to pay all principal, interest, and
24 expenses of the bonds;

25 2. Provide collateral or security acceptable to the VIHDFC;

1 3. Pay the Government of the Virgin Islands an issuance fee determined by
2 VIHDFC at financial close and an annual service fee until the bonds are redeemed;

3 4. Maintain the hotel development project in good repair and first class
4 condition throughout the term of the bonds;

5 5. Transmit quarterly unaudited and annual audited financial statements to the
6 VIHDFC;

7 6. Maintain its tax-exempt status under Section 501(c)(3) of the Internal Revenue
8 Code;

9 7. Comply with all applicable federal tax regulations governing tax-exempt bonds;
10 and

11 8. Indemnify the VIHDFC against any liability, loss, or expense arising from the
12 project or the financing.

13 (c) Transfer to the Government of the U.S. Virgin Islands. For the issuance of bonds
14 secured by hotel development projects, the owner shall transfer fully unencumbered and fee-
15 simple ownership interest to the Government upon repayment of all bonds, the issuance
16 documents shall contain covenants providing for the following:

17 (1) All net revenues, after payment of debt service, operating expenses and reserve
18 deposits, must be applied to early redemption of bonds. No private equity disbursements are
19 permitted.

20 (2) If the hotel is sold prior to final maturity of the bonds, all net proceeds from such
21 sale after repayment of the bonds and costs related thereto, will be transmitted to the
22 Government;

23 (3) The Owner shall make good faith efforts to obtain and maintain insurance in
24 amounts sufficient to repair or replace the property in the event of casualty, including windstorm
25 and flood coverage.

1 (4) If the insurance is not available owner shall provide written proof of denial of
2 coverage to the subsidiary.

3 (5) The reserve fund shall be capitalized at the closing of financing to cover annual
4 insurance deductibles, ensuring that any insurance claims arising during the coverage period or
5 during the bond term can be fully satisfied. This requirement shall remain in effect until the
6 final transfer of the property to the Government of the Virgin Islands.

7 (6) Property Insurance proceeds must be used **solely** to restore, rebuild, or replace the
8 Project.

9 (7) Failure to commence reconstruction within 12 months after a casualty constitutes
10 a material breach triggering:

11 (a) appointment of a receiver; and

12 (b) immediate transfer of operational control to the Government or its designee.

13 (d) The issuance shall not be a general obligation of the VIHDFC, the Issuer, the
14 Government of the Virgin Islands or the United States of America.”

15 (e) Tax Compliance Certificates. The Qualified Nonprofit shall execute all certificates
16 necessary to maintain the tax-exempt status of the bonds.

17 (f) Continuing Disclosure. The Qualified Nonprofit shall comply with continuing
18 disclosure requirements under SEC Rule 15c2-12, unless otherwise exempted.

19 (g) Maintenance of 501(c)(3) Status. Loss of the 501(c)(3) status shall constitute an
20 event of default under the loan agreement and shall require immediate remedial action or, if directed by
21 the bondholders, immediate repayment of the bonds.

22 (h) Financial reporting. The qualified nonprofit shall transmit quarterly unaudited and
23 annual audited financial statements to the VIHDFC ;

24 (i) Property Assessments. A property condition assessment shall be conducted every
25 five years during the bond term by a competent, independent third-party entity at the cost of

1 the qualified non-profit and such property condition assessment shall be transmitted to the
2 Legislature and the Virgin Islands Hotel Development Finance Corporation. Such assessment
3 shall be completed and transmitted within 180 days after each five-year period.

4 **SECTION 3.** Title 29 Virgin Islands Code, chapter 23 is amended by adding a new
5 section 1320 as follows:

6 **“§1320. No Recourse to the Government; use of administrative fees**

7 (a) Nothing in this chapter shall be construed to authorize the VIHDFC or the Government of
8 the Virgin Islands, nor any of their officers, employees, or agents, to guarantee, insure, or otherwise
9 become liable for any debt issued for a Qualified Nonprofit.

10 (b) The VIHDFC shall not be required to own, operate, or manage the project. Ownership may
11 remain with the Qualified Nonprofit or may be transferred pursuant to IRS-compliant arrangements or
12 the loan agreement.

13 (c) Administrative fees collected as a result of the issuance of tax-exempt bonds
14 may be utilized by the Virgin Islands Public Finance Authority for its administration and
15 operations. Any other use or financial transaction involving administrative fees must be
16 submitted to and approved by the Legislature of the Virgin Islands prior to expenditure.

17 **BILL SUMMARY**

18 This bill amends title 29 Virgin Islands Code, chapter 23 to authorize a wholly owned subsidiary
19 of the Virgin Islands Public Finance Authority to exercise similar rights and powers granted to the
20 Virgin Islands Public Finance Authority under title 29 Virgin Islands Code chapter 15 and provides
21 conditions for the issuance of tax-exempt bonds.

22 **BR25-0894/November18, 2025/NS**