Presented by: The Manager
Presented: 05/18/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-20

An Ordinance Amending the Uniform Sales Tax, Hotel-Motel Tax, and Real and Property Tax Codes Relating to Returns, Penalties and Interest, and Definitions.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. Chapter 69.05, Uniform Sales Tax, is amended to read:

Chapter 69.05 UNIFORM SALES TAX

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69.05.010 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

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Commercial means a location which is significantly used for business activities designed to generate sales and profit, including, but not limited to offices, retail, industrial warehouses, nonprofits, hospitals, condominiums and multi-family properties, and hospitality properties.

Common carrier means a commercial enterprise whose primary business activity is the transportation of goods for a fee.

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Heating fuel means fuel used to generate heat for occupancy.

Lease or *rental* means any transfer of possession or control of tangible real or personal property for a fixed or indeterminate term for consideration. A lease or rental may include future options to purchase or extend.

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Residential means a home which is maintained for year-round use. Residential includes bundled residences, townhomes, attached homes, condominiums, and manufactured homes.

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69.05.062 Monthly remittance of estimated sales tax.

(a) *Monthly deposit report.* Every person making sales, rentals, or performing services within the City and Borough, including marketplace facilitators on behalf of sellers, who incurs sales tax liability or a combined sales tax and hotel-motel tax liability, as levied under chapter 69.05 or chapter 69.07, of $1,000.00 or more in the month shall, on or before the 15th day of the month following the month in which the tax liability was incurred, complete a monthly deposit report declaring estimated sales tax liability and, if applicable, hotel-motel tax liability, for the month and transmit the report to the City and Borough. If the 15th day is a Saturday, Sunday, or federal, state, or City and Borough holiday, the due date will be extended until the next business day. The ~~United States Postal Service postmark~~ date received by the City and Borough shall determine the date of filing for mailed reports.

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69.05.070 Periodic returns, penalties, and interest for delinquency.

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(b) The tax levied under this chapter, whether or not collected from the buyer, except for credit transactions covered in subsection (c) of this section, must be remitted by the seller or marketplace facilitator on behalf of a seller to the City and Borough at the time of transmitting the return, and if not so remitted or if the return is not timely filed, such tax is delinquent. A late filing penalty of $25.00 shall be added to all late returns. The ~~postmark~~ date received by the City and Borough shall determine the date of filing mailed returns. In addition, a late payment penalty of five percent per month or any fraction thereof, until a total late payment penalty of 25 percent has accrued shall be added to all returns until such tax, penalty, and interest thereon have been paid. Such penalty shall be assessed and collected in the same manner as the tax is assessed and collected. In addition to these penalties, interest on the delinquent tax from the due date until paid shall accrue and be collected in the same manner the delinquent tax is collected. The annual interest rate on delinquent tax shall be 12 percent per year. ~~five percent per year above the Wall Street Journal Prime Rate, or similar published rate, on January 2nd each year, rounded to the nearest full percentage point, as determined by the finance director; provided, however, that if such calculated rate would fall below ten percent per year, the interest rate shall be ten percent per year, and if the calculated rate would exceed 15 percent per year, the interest rate shall be 15 percent per year.~~

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69.05.72 Waiver of penalties and interest.

(a) A filer may request a waiver of penalties and interest within 60 days of the application of such penalties and interest.

(b) The treasurer or their designee may waive penalties and interest for extraordinary circumstances beyond the merchant's control, including, but not limited to, illness or the death of the merchant or an immediate family member, or a natural disaster that prevents timely compliance. A good compliance waiver may be issued if the merchant has a demonstrated history of compliance for 36 continuous months or more.

(c) Extraordinary circumstances do not include late filing due to a merchant's inadvertence, oversight, or lack of knowledge regarding the filing requirements or deadline; an employee neglecting to file or pay; financial hardship; returned payments; or failure to pick up or read mail or to make arrangements for an appropriate and responsible person to pick up or read mail.

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69.05.135 Amended sales tax returns.

(a) An amended sales tax return, with supporting documentation, may be accepted by the sales tax office, but only in the following circumstances:

(1) The amended return is filed within one year of the original due date for the return for amended returns reducing the originally reported tax due; and

(2) The filing includes a written justification for requesting approval of the amended return; or

(3) An amended return that increases the tax due from the amount originally reported can be submitted at any time.

(b) The sales tax office shall notify the merchant in writing (by email or otherwise) whether they accept or reject an amended return, including the reasons for any rejection.

(c) The sales tax office may adjust a return if, after investigation, they determine the figures included in the original returns are incorrect; and the sales tax office adjusts the return within three years of the original due date for the return.

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Section 3. Amendment of Chapter. Chapter 69.07, Hotel-Motel Room Tax, is amended to read:

Chapter 69.07 HOTEL-MOTEL ROOM TAX

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69.07.045 Monthly remittance of estimated hotel-motel tax.

(a) *Monthly deposit report.* Every operator or hosting platform who incurs hotel-motel tax liability or a combined sales tax and hotel-motel tax liability, as levied under chapter 69.05 or this chapter, of $1,000.00 or more in the month shall, on or before the 15th day of the month following the month in which the tax liability was incurred, complete a monthly deposit report declaring estimated hotel-motel tax liability and, if applicable, sales tax liability for the month and transmit the report to the City and Borough. If the 15th day is a Saturday, Sunday or federal, state or City and Borough holiday, the due date will be extended until the next business day. The ~~United States Postal Service postmark~~ date received by the City and Borough shall determine the date of filing for mailed reports.

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69.07.050 Periodic returns, penalties, and interest for delinquency.

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(b) The tax levied under this chapter, whether or not collected from the buyer, except for credit transactions covered in subsection (c) of this section, must be remitted by the seller to the City and Borough at the time of transmitting the return, and if not so remitted or if the return is not timely filed, such tax is delinquent. A late filing penalty of $25.00 shall be added to all late returns. The ~~postmark~~ <u>date received by the City and Borough</u> shall determine the date of filing mailed returns. In addition, a late payment penalty of five percent per month or any fraction thereof, until a total late payment penalty of 25 percent has accrued, shall be added to all returns until such tax, penalty and interest thereon have been paid. Such penalty shall be assessed and collected in the same manner as the tax is assessed and collected. In addition to these penalties, interest at a rate of 15 percent per year on the delinquent tax from the date of delinquency until paid shall accrue and be collected in the same manner the delinquent tax is collected.

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Section 4. Amendment of Chapter. Chapter 69.10, Real and Personal Property Tax, is amended by adding a new section to read:

Chapter 69.10 REAL AND PERSONAL PROPERTY TAX

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69.10.410 Waiver of penalties and interest.

(a) A taxpayer may request a waiver of penalties and interest within 60 days of the application of such penalties and interest.

(b) The treasurer or their designee may waive penalties and interest for extraordinary circumstances beyond the taxpayer's control, including, but not limited to, illness or the death of the property owner or an immediate family member, or a natural disaster that prevents timely payment.

(c) Extraordinary circumstances do not include late payment due to a taxpayer's inadvertence, oversight, or lack of knowledge regarding the property tax obligations or deadline; an employee neglecting to file or pay; financial hardship; returned payments; failure to receive a property tax bill; or failure to pick up or read mail or to make arrangements for an appropriate and responsible person to pick up or read mail.

(d) Appeals of a denial of a waiver may be submitted to the finance director for review within 15 days of the denial. The finance director may consider all information provided. The director's decision is final.

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Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 8 day of June, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks

Breckan L. Hendricks, Municipal Clerk