Report From the Administrative Commission on Congregational Property
5/21/19

Important Information for Churches

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G-4.0206 Selling, Encumbering, or Leasing Church Property from the Book of Order

> a. Selling or Encumbering Congregational Property
> A congregation shall not sell, mortgage, or otherwise encumber any of its real property and it shall not acquire real property subject to an encumbrance or condition without the written permission of the presbytery transmitted through the session of the congregation.

> b. Leasing Congregational Property
> A congregation shall not lease its real property used for purposes of worship, or lease for more than five years any of its other real property, without the written permission of the presbytery transmitted through the session of the congregation.

All leases executed by NCP Sessions must contain the following language:
"Notwithstanding anything contained in this Lease/License to the contrary, in the event that the Landlord as a religious organization is dissolved, Leasor or the National Capital Presbytery may terminate this Lease/License, provided that notice of such dissolution is provided to Lessee at least ninety (90) days prior to the anticipated date of dissolution, and (ii) the Lease/License shall not terminate for ninety (90) days after the date of such dissolution unless otherwise agreed by the Parties."

The Presbytery has empowered the Administrative Commission on Congregational Property with the powers of an Administrative Commission to consider and approve requests from churches to lease, sell or encumber the real property of a church. Any action in this regard by a congregation without the Presbytery's permission will not be recognized as legally valid.

If your church is considering leasing, selling or encumbering real property please contact Todd McCreight, Director of Business Operations, at 240-514-5356 or email tmccreight@thepresbytery.org.

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2/26/19 Fairfax Church

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) approves a proposal from Fairfax Presbyterian Church, a member in good standing of the NCP, to develop ten

units of affordable housing on the church's property. The church will partner with Habitat for Housing of Northern Virginia, Homestretch, and Home Aid to design, build and manage the units. The Church's contribution to this project will include the site and up to $400,000 being raised by the church to fund affordable housing. Funding from the Presbytery will not be required for this project.

Approval for this project will also be sought from Leadership Council and from the Presbytery.

ACCP also authorizes the officers of NCP, Inc., as agents of the corporation, to sign any documents required to complete the transaction.

Unanimously approved

4/23/19 Ebenezer Church

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) approves at $20,000 interest-free loan from the Grandin Fund to Ebenezer Presbyterian Church, a member in good standing of the NCP, for the purpose of replacing all three of the church buildings heating and cooling systems.

The loan term is three years, with monthly payments of $555 starting on June 1, 2019.

ACCP also authorizes the officers of NCP, Inc., as agents of the corporation, to sign any documents required to complete the transaction.

Unanimously approved

4/23/19 Potomac Church

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) approves a proposal from Potomac Presbyterian Church, a member in good standing of the NCP, to sell their manse, recently appraised for $648,000, and use the proceeds to establish a pastor housing assistance fund.

ACCP also authorizes the officers of NCP, Inc., as agents of the corporation, to sign any documents required to complete the transaction.

Unanimously approved