

Report From the Administrative Commission on Congregational Property
4/30/21

Important Information for Churches

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, Lessee 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 the Director of Business Affairs, Heather Deacon, hdeacon@thepresbytery.org.

- Christian Community Presbyterian Church – January 26, 2021

Approved request from Christian Community Presbyterian Church to quit claim a parcel of non-worship space property, which had been donated to them in 2013, to a relative of the initial donor as follows –

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) grants approval to Christian Community Presbyterian Church, a member in good standing of the NCP, to quitclaim a church-owned non-worship space – located at 3733 Nile Road, Davidsonville, MD 20135 to Mr. Steve Donoian contingent upon his signing of an agreement indemnifying/holding harmless Christian Community Presbyterian Church and National Capital Presbytery.

- Wheaton Community Church – January 26, 2021

Approved action relating to the matured loan with Presbytery Investment and Loan Program (PILP) for Wheaton Community Church to which National Capital Presbytery is a coborrower as follows –

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) recommends that National Capital Presbytery pay in full the balance of the loan with Presbyterian Investment & Loan Program to Wheaton Community Church (formally known as Beltsville United Presbyterian Church) by which NCP is a co-borrower. The loan should be satisfied either by monthly installments or a lump sum payment at the discretion of Leadership Council in light of the work they are doing with the congregation.

- United Korean Presbyterian Church – April 21, 2022

Approved request from United Korean Presbyterian Church to refinance their existing mortgage loan.

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) grants approval to United Korean Presbyterian Church, a member in good standing of the NCP, to refinance the balance of their existing mortgage loan (original loan held at Sandy Spring Bank) with Main Street Bank. Terms as follows: Maximum loan amount \$1,238,000, initial fixed rate of 3.60% for 5 years (at conclusion of 5-year term, it converts to a variable rate for an additional 5 years), payments amortized over 25 years, and loan will balloon after initial 10-year period.

Note: This action was rescinded on 5/3/2021 as congregation elected to pursue financing at a different institution. Matter will be reviewed and acted upon once new terms are presented to ACCP.