

Purpose of the Act

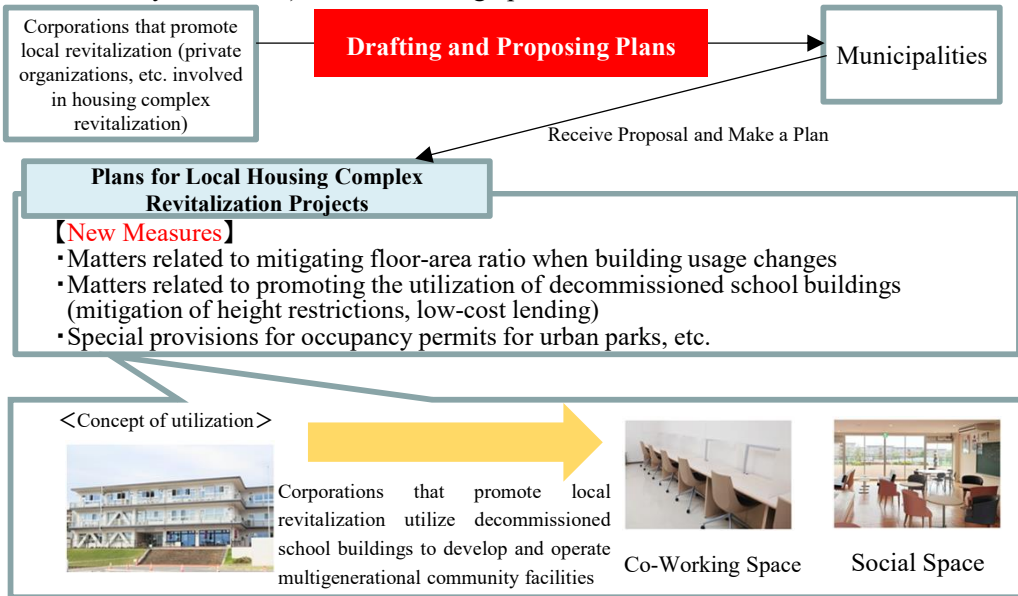
To expand local housing complex revitalization projects and improve support for facility development in order to comprehensively and effectively promote the maintenance and revitalization of the local area, with a focus on public and private sector collaboration, in the midst of rapid population decline, falling birthrates, and an aging population.

Outline of the Act

1. Revitalization of housing complexes through public and private sector collaboration

In order to revitalize housing complexes through public and private sector collaboration, the local housing complex revitalization project will be expanded to provide a one-stop solution for processing various permits, etc. as various housing complex issues grow more dire, such as rapid population decline, falling birthrates, and an aging population, deteriorating housing and facilities, failing service industries, and declining vitality in local communities, etc.

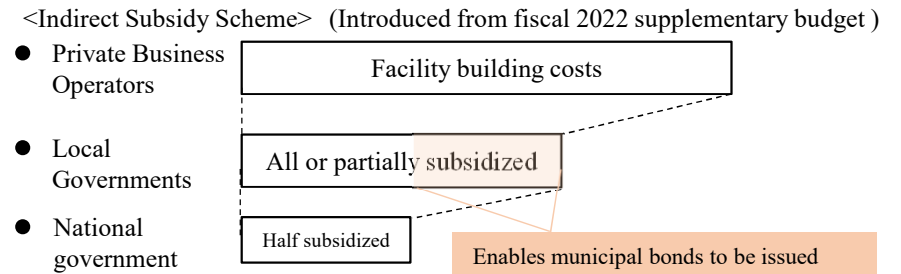
- a system where corporations that promote local revitalization can propose the creation of plans for local housing complex revitalization projects, etc. to municipalities will be established.
- measures will be added for cases where municipalities prepare and publicize plans for local housing complex revitalization projects, such as mitigating use restrictions, etc. on facilities necessary for daily life, such as small-scale shops (convenience stores, community cafes, etc.) and co-working spaces in residential areas.



2. Creation of special provisions for municipal bonds related to facility development by private business operators.

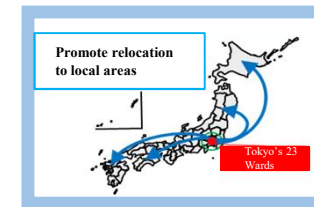
In order to encourage the development of facilities that contribute to local area revitalization through public and private sector collaboration, where a local government subsidizes the construction of public facilities, etc. (※), through a private operator using the Digital Rural City National Concept Grant, the local government's portion of the subsidy cost is to be covered by the local government bond issue.

※ Necessary to be rated a "public facility" as defined in Article 244, paragraph (1) of the Local Autonomy Act



3. Expansion of the scope of tax systems for strengthening local area business hubs to encourage companies to relocate to local areas

The scope of the "Project for the Development of Specific Business Facilities in Promoting Local Area Vitality," which encourages companies to relocate, etc. to local areas through tax exemptions, etc., will be expanded to include projects for the development of childcare facilities, etc. in addition to specific business facilities such as offices and research laboratories.



Objectives

- Increase the number of certified local area revitalization plans that utilize public and private sector collaboration projects that contribute to local area revitalization, including local housing complex revitalization, to around 100 within 5 years of implementation
- Create a cumulative total of 40,000※ new jobs in local area by FY2027 through tax systems for strengthening local area business hubs, etc.

※ Approximately 27,000 new jobs in local area already created as of the end of November 2023

法律の趣旨

人口減少・少子高齢化が急速に進行する中、地域の活力の維持・再生を総合的かつ効果的に推進するため、官民共創を軸として、地域住宅団地再生事業の拡充や施設整備支援の充実を図る。

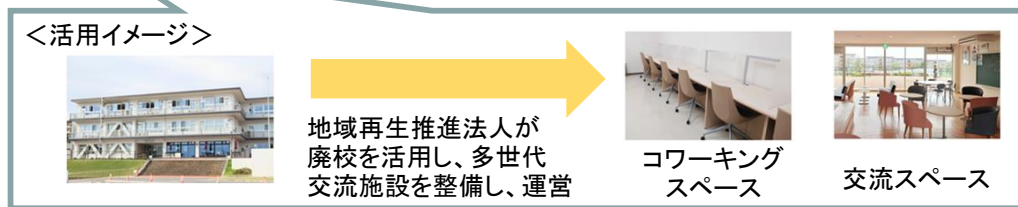
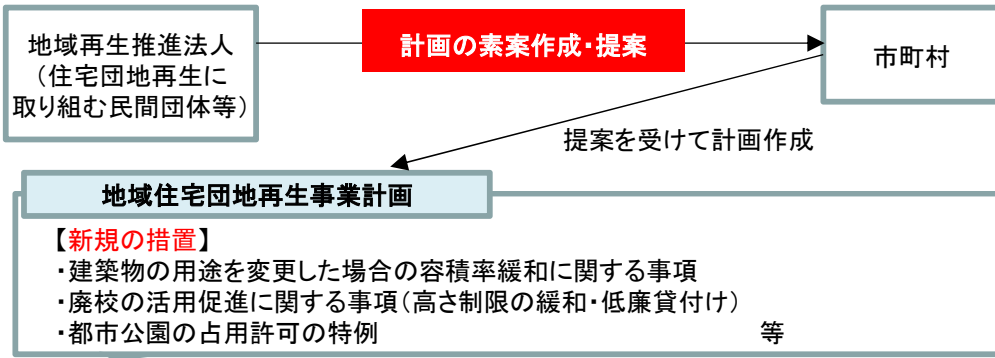
法律の概要

1. 官民共創による住宅団地の再生

人口減少・少子高齢化、住宅・施設の老朽化、生活サービスの衰退、地域コミュニティの活力低下等の様々な課題が深刻化している住宅団地について、官民共創により再生を図るため、各種許認可等の手続きをワンストップで行うことができる地域住宅団地再生事業を拡充し、

➤ 地域再生推進法人が、市町村に対し、地域住宅団地再生事業計画の作成等を提案できる仕組みを創設。

➤ 市町村が地域住宅団地再生事業計画を作成・公表した場合の措置として、住居専用地域における小規模店舗(コンビニエンスストア、コミュニティカフェ等)やコワーキングスペースなどの日常生活に必要な施設に係る用途規制の緩和等を追加。

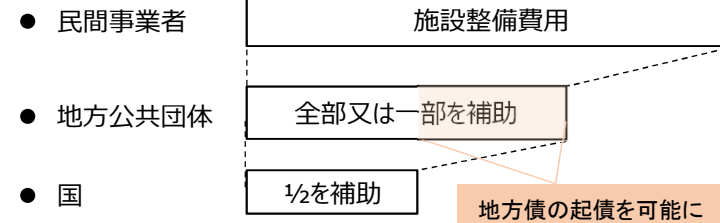


2. 民間事業者の施設整備に関する地方債の特例の創設

官民共創により、地方創生に資する施設整備を後押しするため、民間事業者が公共的施設等(※)の整備を行う場合についても、地方公共団体がデジタル田園都市国家構想交付金を活用し、補助する場合には、当該補助経費の地方負担分を地方債の起債対象とする。

※地方自治法第244条第1項に規定する「公の施設」に位置付けることが必要

<間接補助スキーム> (R4補正から導入)



3. 企業の地方移転を促進する地方拠点強化税制の対象拡大

課税の特例等により企業の地方への移転等を促進する「地方活力向上地域等特定業務施設整備事業」の範囲を拡充し、事務所、研究所等の特定業務施設の整備と併せて子育て施設等を整備する事業も含むこととする。



目標

・住宅団地再生を含む地方創生に資する官民共創型のプロジェクトを位置付けた地域再生計画の認定件数を施行後5年で約100件とする

・地方拠点強化税制等による雇用創出数を2027年度までに累計4万人※とする

※2023年11月末までに約2万7千人を達成