

Simplification of Land and Building Tax Revenue (PBB) before and after the Transfer in Increasing Regional Original Income (PAD)

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ABSTRACT

Based on Law no. 28 of 2009 concerning Regional Taxes and Regional Retribution (PDRD), Fee for Land and Building Rights Acquisition (BPHTB) and the Rural and Urban Land and Building Tax (PBBP2) were transferred to local taxes. PBB-P2 was previously a tax which is managed by the central government and its receipts distributed to regions in a certain proportion. This research was conducted with the aim of knowing the differences in Land and Building Tax receipts in increasing Regional Original Income (PAD) before and after the enactment of Law no. 28 Year 2009.

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1. Introduction

During the New Order government, Indonesia implemented a centralized government system. This causes the development of regions in Indonesia to be dominated by the center so that there is an imbalance in development between the center and the regions in Indonesia. Therefore, the regions in Indonesia demand the implementation of regional autonomy which gives the regions the authority to regulate and manage their respective regions.

In the context of implementing regional autonomy, the government issued Law Number 22 of 1999 concerning Regional Government and Law Number 25 of 1999 concerning Financial Balance between the Central Government and Regional Government. Along with the implementation of regional autonomy, the term fiscal decentralization is also known. Fiscal decentralization means the granting of fiscal authority and responsibility from the central government to local governments. Along with the implementation of the fiscal decentralization policy, regions are given the freedom to regulate their regional financing and development systems according to the potential and capacity of their respective regions.

Each region is given the freedom to find its own source of regional revenue that can support the regional expenditure budget. Based on Law Number 32 of 2004 concerning Regional Government and

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Law Number 33 of 2004 concerning Financial Balance between Central and Regional Governments, regional revenues in the implementation of decentralization consist of regional revenues and financing.

The greater the PAD revenue of a region, the lower the level of dependence of the regional government on the central government. On the other hand, the lower the PAD revenue of a region, the higher the level of dependence of the regional government on the central government. This is because PAD is a source of regional revenue originating from within the region itself.

In the context of implementing fiscal decentralization, regional income comes from tax revenues, one of which is the Land and Building Tax. Everything in taxation is regulated by law, because the main reference for taxation is the law. In general, the Law will always undergo changes according to the current situation. Likewise regarding the transfer of the Rural and Urban Land and Building Tax (PBB P2) from the central government to local governments.

The transfer of the Rural and Urban Land and Building Tax is regulated in Law Number 28 of 2009, which is also commonly known as the PDRD Law. This law was enacted on September 15, 2009 but only came into force on January 10, 2010. The transfer of PBB-P2 to become a local tax. This transfer will certainly provide additional local revenue from the local tax sector. The higher the regional original income, the higher the level of independence of a region. Previously, PBB was managed by the central government and Regency/Municipal Governments only received income from PBB in a certain proportion, namely 64.8% for Regency/City Governments. Meanwhile, the provincial government receives 16.20% and the central government receives 10%, and the proceeds from this central revenue will be given to the regions in the form of Development Funds. The government sets the collection fee at 9%. After the transfer of PBB-P2 from the central government to the regional government, the Regency/City receives 100% of the revenue.

Table 1. Increasing the Amount of Regional Original Revenue before the Regional Government Implements Law Number 28 Year 2009

No.	Years	Locally-generated revenue
1.	2011	Rp 18.486.974.116,91
2.	2012	Rp 21.540.934.278,26
3.	2013	Rp 25.954.477.944,33

Source: BAPENDA Kab. Enrekang

Table 2. Increase in the Amount of Regional Original Income after the Regional Government Implements Law Number 28 of 2009

No.	Years	Locally-generated revenue
1.	2014	Rp 33.945.145.644,63
2.	2015	Rp 50.355.757.354,44
3.	2016	Rp 54.633.724.642,95

Source: BAPENDA Kab. Enrekang

Regional Original Revenue of Enrekang Regency based on PAD reports from 2011, 2012, and 2013 has increased, but not significantly, namely 2011 amounting to Rp. 18,486,974,116.91; 2012 amounting to Rp 21,540,934,278.26; and 2013 amounting to Rp 25,954,477,944.33. Meanwhile, after the local government implemented Law Number 28 of 2009, regional revenue revenues increased more significantly in 2014-2016, namely 2014 amounting to Rp 33,945,145,644.63; 2015 amounting to Rp 50,355,757,354.44; and 2016 amounting to Rp 54,633,724,642.95. Law Number 28 of 2009 was only applied in 2014 in Enrekang Regency because the transition process from central taxes to regional taxes was not easily carried out by local governments because it required data collection and socialization in the community.

Research on the transfer of Land and Building Tax that has been carried out by Sigit Hutomo shows that there is a significant difference in PAD between before and after the transfer of PBB-P2. The difference in PAD before and after the transfer of PBB-P2 is not due to an increase in the number of SPT and PBB-P2 revenues. This difference in PAD is due to factors from other local tax sources. According to Shavira Maulidya with the results of her research that there is a significant difference between Land and

Building Tax receipts before the transfer and after the transfer to local taxes, but there is no difference between the Land and Building Tax targets before and after the transfer of Land and Building Taxes to local taxes. This may happen because the target fluctuates or is unstable every year. And research conducted by Kodoati N. Christi, Treesje Runtu, Stanley Kho Walandouw the average total income of PBB-P2 after being converted into local tax is included in the effective criteria. Although, the realization every year is also the same as before it was transferred, this has not yet reached the specified target.

Therefore, looking at the urgency of the Land and Building Tax to increase Local Original Income in Enrekang Regency which will ultimately affect the total regional income either before the transfer or after the transfer in accordance with Law Number 28 of 2009.

2. Theoretical basis

2.1. Tax

Taxes according to Law Number 28 of 2007 concerning General Provisions and Tax Procedures: "Taxes are contributions of taxpayers to the state owed by individuals or entities that are coercive under the law, without receiving direct compensation and are used for the purposes of country for the greatest prosperity of the people."³

From a legal perspective, tax is a contribution to the state (which can be enforced), which is owed by the obligation to pay it according to regulations, without getting performance back, it can be directly appointed, and whose purpose is to pay general expenses, in connection with administering the government.

According to Adriani, tax is a compulsory contribution to the state that can be imposed that is owed by those who are obliged to pay it according to regulations with no return, which can be directly appointed, and whose purpose is to finance general expenses related to government duties.⁴ Meanwhile, according to Smeeths provides a definition of tax is a government achievement that is owed through general norms, and which can be enforced, without any counter performance that can be shown in terms of individuals, meaning that it finances government spending.⁵

According to Soemitro, in Mardiasmo, tax is a people's contribution to the State treasury based on the law (which can be enforced) without receiving a reciprocal service (achievement contract) that can be directly shown and used to pay general expenses.⁶

2.2. Property Tax

Based on Law Number 12 of 1994, Land and Building Tax is a tax imposed on land and buildings.⁷

Based on the above understanding, Land and Building Tax can be concluded as "State Tax imposed on Land and Building. The principle of imposing Land and Building Tax is to ensure legal certainty, justice and simplicity and is supported by a tax administration system that makes it easier for taxpayers to fulfill their tax payment obligations.

Land and Building Tax (PBB) is a tax that is material (objective) in the sense that the amount of tax payable is determined by the condition of the object, namely land/land and buildings. The condition of the subject (who pays) does not participate in determining how much tax is imposed, a classification of land/land and buildings is held based on their selling value. Earth/soil classification is determined by the following factors: location, designation, utilization, environmental conditions and others. While the classification of buildings includes the materials used, engineering, location and physical condition.

With the Land and Building Tax Law (PBB) it is expected that government revenues will increase because the new Land and Building Tax Law (PBB) has followed the taxation principles owed in the Law on general provisions and taxation procedures as Lex The generalist is:

1. Provides convenience and simplicity.

³ Lihat Pasal 1 angka 1 Undang-Undang Nomor 28 Tahun 2007 tentang Ketentuan Umum dan Tata Cara Perpajakan

⁴ Bohari. 2012. Pengantar Hukum Pajak Edisi Revisi 9. Jakarta : PT. Raja Grafindo Persada.

⁵ *ibid*

⁶ Ogbadiaz, D., Mardianto, M., & Marpaung, Z. S. (2018). *Efektivitas Pemungutan Pajak Kendaraan Bermotor di Kantor Bersama Sistem Administrasi Manunggal Satu Atap (Samsat) Kota Muara Enim* (Doctoral dissertation, Sriwijaya University).

⁷ Lihat Undang-Undang Nomor 12 tahun 1994 tentang Perubahan atas Undang-Undang Nomor 12 tahun 1985 tentang Pajak Bumi dan Bangunan

2. There is legal certainty.
3. Easy to understand and fair.
4. Avoid double taxation.

The objectives and directions for the improvement of the new UN Law are:

1. Supporting government policies towards independence of the nation in financing development whose main source comes from tax revenues.
2. Provide more legal certainty and justice for the community to participate in financing development according to their abilities.

In full, the legal bases for Land and Building Tax other than those mentioned above are as follows:

1. Government Regulation Number 46 of 1985 concerning the percentage of Sales Value of Tax Objects (NJOP) for Land and Building Tax.
2. Decree of the Minister of Finance Number 19/KMK.04/1986 concerning procedures for registering PBB objects.
3. Decree of the Minister of Finance Number 1007/KMK.04/1985 concerning the delegation of authority to collect Land and Building Tax to the Governor of the Head of the Level 1 Region, the Regent or the Deputy Mayor of the Level II Regional Head.
4. Decree of the Minister of Finance Number 150/PMK.03/2010 concerning the determination of the classification and amount of the Sales Value of Taxable Objects (NJOP) as the basis for imposition of Land and Building Tax.
5. Decree of the Minister of Finance Number 67/PMK.03/2011 concerning the adjustment of the amount (Sales Value of Non-Taxable Taxable Objects) of NJOPTKP as the basis for calculating Land and Building Tax.

2.3. Type of Land as the Object of Land and Building Tax

Types of Land Tax Objects are divided into two, namely General Tax Objects and Special Tax Objects, where the description is as follows⁸:

1. General Tax Object is a Tax Object that uses a general construction with land conditions based on certain criteria consisting of:
 - a. Standard Tax Objects are Tax Objects that meet the criteria: Land area of less than 10,000 Square Meters, Buildings with less than 4 floors, and Building area of less than 1,000 Square Meters.
 - b. Non-Standard Tax Objects are Tax Objects that meet the wasilah or criteria: Land area of more than 10,000 Square Meters, Building with more than 4 Floors, and Building Area of more than 1,000 Square Meters.
2. Special Tax Objects are Tax Objects that use special constructions or their existence has special conditions.

2.4. Land and Building Tax Subject

The subject of the tax is an individual or entity that actually has the right to the land and obtains the benefit of the land and owns controls and obtains the benefit of the building, which includes the owner, occupant, contractor, cultivator, user and tenant.⁹

If a tax subject is not known for certain whom the taxpayer is. Then the taxpayer can be appointed by the Director General of Taxes. Some special provisions regarding who is the subject of tax in this case are:

1. If a tax subject utilizes and uses land and buildings belonging to another person not because of a right based on law or not because of an agreement, then the tax subject who utilizes or uses the land or building is determined as a taxpayer.
2. A tax object that is still in dispute over ownership in court, then the person or entity that utilizes or uses the tax object is determined as a taxpayer.
3. The tax subject has been outside the area of the tax object for a long time, while in order to treat the tax object it is authorized to a person or entity, the person or entity that is authorized can be appointed as a taxpayer.

⁸ Lihat Keputusan Direktorat Jenderal Pajak Nomor Kep.04/Pj.6/1998.

⁹ Lihat Pasal 4 Undang-Undang Nomor 12 tahun 1994 tentang Perubahan atas Undang-Undang Nomor 12 tahun 1985 tentang Pajak Bumi dan Bangunan.

Meanwhile, subjects that are exempt from land and building tax are Diplomatic Representatives and International Organizations.¹⁰ In this case, the exception of the Land and Building Tax Subject to Diplomatic Representatives and International Organizations is not a subjective exception but an Objective exception because the Land and Building Tax is an Objective Tax that does not recognize Subject exceptions.

2.5. Land and Building Tax Object

The object of the tax is the Land and Buildings. The Earth is the surface of the Earth and the Earth's Body beneath it. The Earth's surface includes land and inland waters as well as the sea in the territory of the Republic of Indonesia.¹¹ Buildings are technical constructions that are permanently planted or placed on land and water for residences, places of business and places that are rented out. According to the law, what is included in the definition of a building is a technical construction that is permanently planted or placed on land or waters, such as an environmental road located within a building complex (Hotel, Factory, and its Employment) which is an integral part of the building complex: Tolls, Swimming Pools, Luxury Fences, Sports Places, Shipyards, Piers, Luxury Places, Shelters/Oil/Water and Gas Refinery, Oil Pipelines, Other Facilities that provide benefits. Meanwhile, tax objects that are excluded from the imposition of land and building tax in accordance with the law are tax objects that are:

1. It is used solely for the public interest in the fields of Worship, Social Affairs, Health, Education and National Culture which is not intended to seek profit.
2. Used for graves, ancient enhancements, or the like.
3. It is a protected forest, nature reserve forest, tourism forest, national park, grazing land controlled by the village, and State land encumbered by a right.
4. Used for diplomatic purposes, consulates based on the principle of reciprocity.
5. Used by the Agency or Representative of International Organizations determined by the Minister of Finance.¹²

2.6. Classification of Earth and Buildings

To determine the value of the Earth, Tax Objects are classified. Earth classification is a grouping of the average selling value of the Earth's surface in the form of land which is used as a guideline to facilitate the calculation of the land and building tax payable. The Minister of Finance determines the classification of the amount of the Sales Value of Tax Objects as the basis for imposing Land and Building Tax.¹³

The factors that must be considered in the classification of Earth and Soil are as follows:

1. Location, namely the location where the object is located, such as in the middle of a city full of facilities or in a village far from facilities.
2. Land designation, namely what the object of the tax will be used for, such as for simple housing or for business activities.
3. Utilization, namely the use of the tax object, such as for rice fields and fields.
4. Environmental conditions are the state of the tax object on the surrounding social conditions.

In determining the classification of buildings, the following factors are considered:

1. Materials used
2. Engineering
3. Place
4. Environmental conditions and others

2.7. Basic Land and Building Tax Imposition

The basis for the imposition of Land and Building Tax according to Law Number 12 of 1994 is the Sales Value of Tax Objects (NJOP). 2010 which is equal to the selling value based on the class classification. For example, an object of land tax has a selling value of Rp. 3,037,000, - per square meter, then the object of the tax is classified as group A Class 2, because it is between Rp. 3,010,000, - and Rp. 3,064,000, - with a selling value per square meter of Rp. 3.027.000,-.

¹⁰ *ibid*

¹¹ *Ibid* Pasal 2

¹² *ibid*

¹³ Lihat Peraturan Menteri Keuangan Nomor 150/PMK.03/2010 Tentang Klasifikasi Dan Penetapan Nilai Jual Objek Pajak Sebagai Dasar Pengenaan Pajak Bumi Dan Bangunan

2.8. Selling Value of Tax Object (NJOP)

Based on article 1 paragraph (3) it is determined that NJOP is the average price obtained from buying and selling transactions that occur fairly. If there is no sale and purchase transaction, the Sales Value of the Tax Object is determined by comparing the price with other similar objects, new acquisition value, or Substitute Tax Object Selling Value (NJOP).

What is meant is:

1. Price comparison with other similar objects is an approach/method of determining the selling value of a tax object by comparing it with other similar tax objects which are located close together and have the same function and the selling price is known.
2. New acquisition value is an approach/method of determining the selling value of a tax object by calculating all costs incurred to acquire the object at the time of the appraisal, which is reduced by depreciation based on the physical condition of the object.
3. Substitute selling value is an approach/method of determining the selling value of a tax object based on the production results of the tax object.¹⁴

Sales Value of Tax Objects (NJOP) is the basis for imposition of PBB. The amount of NJOP is determined by classifying or classifying the average selling value of the land in the form of land and buildings.¹⁵

Determination of Sales Value of Tax Objects:

1. Market Data Approach

The market data approach is carried out by comparing the tax object to be assessed with other similar tax objects whose selling value is known by making adjustments that are deemed necessary.

2. Cost Approach

The cost approach is used for building valuation, namely by calculating the costs incurred to make a new building the object being assessed and deducting depreciation.

3. Income Capitalization Approach

The income capitalization approach is carried out by calculating or projecting all rental/sales income in one year from the assessed tax object minus the vacancy of operating costs and/or the rights of the entrepreneur.

Usually there are not many transactions regarding a plot of land or a building, or when this happens, it takes place over a long period of time making it difficult to determine the average price. The ideal selling value of the tax object is the selling value which is the same as the selling price which occurs not far from the determining time (January 1 of the tax year concerned).

The new Tax Object Sales Value (NJOP) valuation method is a method for estimating the land price which eventually becomes the Earth Tax Object Sales Value (NJOP) estimate and is usually applied when there is no sale and purchase transaction data, making it difficult for tax officials to determine land groups and classes. In the assessment system, there are two systems, namely Mass Assessment and Individual Assessment.

a. Mass Valuation Method

In the Mass Assessment, the point is that the Selling Value of the Tax Object (NJOP) of Earth is calculated by the Average Indicative Value (NIR) contained in each Land Value Zone (ZNT) where the order of work is as follows:

- 1) Collecting data related to the selling price of land from data sources including: PPAT, Notary, Village Head, Property Agent and other Sales Offers such as Brochures and Property Magazines. Analyzing and determining new data, transaction data, bidding data through market mechanisms and data from nearby locations. Then grouped according to the type of use, area and land area. After obtaining this data, the selling price of land per meter can be determined.
- 2) Determining the Average Indicative Value (NIR) for each ZNT from the land selling price data that has been evaluated and adjusted for several factors. For ZNT which has more than one land selling price data, the Average Value is taken after adjustments are made to the factors inflation tends to increase from time to time. Because of this condition, the land price needs to be increased by a

¹⁴ Lihat Undang-Undang Nomor 12 tahun 1985 tentang Pajak Bumi dan Bangunan

¹⁵ Patara, W., & Tinangon, J. J. (2016). *Analisis Kontribusi, Efektivitas dan Perhitungan PBB-P2 Berdasarkan NJOP ada Dinas Pengelola Kenangan Pendapatan dan Aset Kabupaten. Minahasa Selatan. Jurnal EMBA: Jurnal Riset Ekonomi, Manajemen, Bisnis dan Akuntansi*, 4(1).

percentage of 2%-10% per year compared to the situation as of January 1st. Apart from this, the data obtained in the form of bidding data and mortgage data need to be adjusted. The bid price is usually higher than the sale and purchase transaction price, therefore the adjustment factor is given by subtracting 5% - 2%. Meanwhile, mortgage data is usually lower than buying and selling transactions, so it is adjusted by adding 10%-35%. For ZNT which does not have data on land sales prices based on the Decree of the Directorate General of Taxes Number Kep-04/Pj.6/1998, it can refer to NIR in another ZNT that is closest even though the location/ ward is different considering the use and land area are almost the same. In order to obtain the NIR in the assessed ZNT, the NIR in the selected comparison ZNT needs to be adjusted to the location factor, namely determining the accessibility or ease of access to the ZNT area referred to by adjusting to increase or decrease the percentage between 2% to 15%. The technical obstacle in applying this approach is that appraisal officials often find it difficult to determine the Average Indicative Value (NIR) in a zone for which the sale value is not known, trusted as comparison data. Apart from this, appraisers also have different abilities in determining the magnitude of the adjustment factor.

b. Individual Assessment Method

In this individual assessment, the point is to compare individually and directly, the comparative data uses a market data approach with the tax object being assessed using a more complete adjustment. The order of work is as follows:

- 1) Collecting data relating to the selling price of land, in order to obtain reasonable data, it must be adjusted to the use, area, land, location and transaction time of comparative data on Land Tax objects, which are assessed individually.
- 2) Conduct an analysis of the factors that affect the land value in detail and compare with the same factors in the comparison data. Land and Building Tax Appraisers usually choose a minimum of 3 comparative data, with the factors analyzed, namely location, accessibility or convenience, transaction time, type of data in the form of transaction prices or offers, land use, elevation, front width, land form, and types of land rights.
- 3) Conduct a land assessment by comparing the data with the adjustment factor, the amount of the adjustment is determined based on the knowledge and experience of the appraiser by providing information on the basis of considerations.
- 4) After evaluating based on comparative data, if the land value is obtained using a market approach. The solution for the NIR is still below 10%, then it is used as the Selling Value of the Tax Object (NJOP) of the Earth that is assessed as NIR, but if the difference in land value with the market approach to the NIR is 10% or more then the land value resulting from the individual assessment is used as a reference value for determine the NIR for the coming tax year.

2.9. Sales Value of Taxable Objects (NJOP) and Taxable Selling Value (NJKP)

What is used as the basis for the imposition of taxes in PBB is the Sales Value of Tax Objects. NJOP is determined by the Minister of Finance every three years. However, certain areas are determined every year (Article 6 Paragraph (1) of the UN LAW). In general, the NJOP does not change too quickly unless there is a change in category or classification, for example, Garden Land or Shepherd Land to Industrial Land or Residential Land.

Even though the PBB NJOP is determined every three years, the tax payable notification letter is imposed every year from the NJOP determined NJKP (Taxable Sales Value) by applying a percentage ranging from 20% to 100% which is each time determined based on a Government Regulation.

Based on government regulation Number 46 of 1985, the Taxable Selling Value (NJKP) in accordance with the provisions contained in Article 6 paragraphs (3) and (4), is determined with certainty at 20% of the value of the object of selling tax ($NJKP = 20\% \times NJOP$).

According to PP No. 74/1998, the NJKP percentages are set at 40% and 20%. This percentage difference is intended to provide progressiveness so that it can be perceived as fair for taxpayers 40% percentage applies to:

1. The object of housing tax, for individual taxpayers whose NJOP (Land and Buildings) is greater than or equal to Rp. 1.000.000,- This provision does not apply to tax objects owned, controlled, or utilized by Civil Servants, ABRI members or pensioners (including widows or widowers) whose income is solely from salaries or pensions. For this taxpayer, the NJKP percentage of 20% applies.

2. Plantation tax object with an area greater than or equal to 25 hectares owned, controlled and managed by BUMN, Private Business Entity, and Government-Private Operational Cooperation.
3. Forestry Tax Objects, including logging block areas in the context of implementing forest product activities and timber utilization permit holders, the percentage of 20% applies to other tax objects other than letters a, b, from the previous explanation above.

With the issuance of PP No. 46 of 2000 which replaced PP. No. 74 of 1998, the percentage of NJKP is set as follows:

1. NJKP of Plantation Tax Object = $40\% \times \text{NJOP}$
2. NJKP of Forestry Tax Object = $40\% \times \text{NJOP}$
3. NJKP Mining Tax Object = $20\% \times \text{NJOP}$

Other Tax Objects:

- 1) 40% (forty percent) of the sale value of the tax object if the sale value of the tax object is Rp. 1,000,000,000.00 (one billion rupiah) or more.
- 2) 20% (twenty percent) of the Sales Value of the Tax Object if the Sales Value of the Tax Object is less than Rp. 1,000,000,000.00.

2.10. Rural and Urban Land and Building Tax (PBB P2)

According to Law Number 28 of 2009, the definition of Land Tax for Urban and Rural Sector (PBB-P2) is a tax on land and/or buildings that are owned, controlled, and/or utilized by individuals or entities, except for the area used for plantation, forestry, and mining business activities.

Based on the law, PBB-P2 is one type of regional tax that is managed by the district or city. The deadline for managing PBB-P2 to become local taxes is December 31, 2013, while PBB-P2 plantations, forestry, and mining are still managed by the Directorate General of Taxes

The purpose of the transfer of PBB-P2 will provide benefits to each region. PBB-P2 revenue will fully go to the district/city government so that it is expected to be able to increase the amount of local revenue. When PBB is managed by the Central Government, the distribution of PBB revenue is further regulated in Minister of Finance Regulation number 03/pmk.07/2007. According to the Ministerial regulation, district/city governments get a share of 64.8%. After this transfer, 100% of the revenue from PBB-P2 sector will go to the local government treasury.

In order to create fluency in the management of PBB-P2, district or city governments are required to pay attention to the following things:

1. NJOP policy to pay attention to consistency, continuity and balance between regions.
2. PBB tariff policy, so as not to cause turmoil in the community.
3. Maintaining the quality of service to taxpayers.
4. The accuracy of the tax subject and object data in the SPT is maintained.

PBB has similarities and differences after PBB-P2 is managed by local governments. The similarity between PBB and PBB-P2 is that they are subject to similar taxes (individuals and entities). The difference in PBB regulations after the transfer to PBB-P2 lies in the object of PBB-P2 tax, the rate imposed on the object of PBB-P2, the sale value of non-taxable tax objects (NJOPTKP), PBB payable, and the allocation of proceeds.

2.11. Rural and Urban Land and Building Tax Basis

- a. Law Number 28 of Regional Taxes and Regional Levies.
- b. Regional Regulation Number 5 of 2011 concerning Regional Taxes that in accordance with the provisions of Article 95 paragraph (1) of Law Number 28 of 2009 concerning Regional Taxes and Regional Levies, Regional Taxes are stipulated by Regional Regulations where in Chapter I Article 1 Number 29 in explain that the Rural and Urban Land and Building Tax is a tax on land and/or buildings that are owned, controlled and/or utilized by individuals or entities, except for areas used for Plantation, Forestry and Mining business activities.

2.12. Locally-Generated Revenue

PAD is "revenue obtained by a region originating from sources within its own territory which is collected based on regional regulations in accordance with applicable laws and regulations". PAD is income derived from the utilization of the potential possessed by a region. In regional autonomy, a region is required to

find ways that can be utilized properly to increase PAD.¹⁶ Regional original income is income sourced from the regional wealth itself, collected by the regional government and used to finance the government.¹⁷

Regional Original Revenue (PAD): Regional Original Revenue, hereinafter referred to as PAD, is the income obtained by the region which is collected based on regional regulations in accordance with statutory regulations.¹⁸ Meanwhile, according to Law Number 33 of 2004, Regional Original Revenue is defined as the Regional Government's right which is recognized as an addition to the value of net assets in the period of the year concerned.

According to Law Number 33 of 2004, PAD can be sourced from:

1. Local Tax
2. Regional Retribution
3. The results of the management of separated areas
4. Other valid PAD¹⁹

Other PAD as referred to in paragraph (1), includes:

1. The results of the sale of regional wealth that are not separated
2. Current Account Service
3. Interest income
4. Gain on the difference in the exchange rate of the rupiah against foreign currencies.

Commissions, discounts, or in other forms as a result of the sale and/or procurement of goods and/or services by the regions..

3. Method

3.1. Types of Research

The research uses normative and empirical research, normative research is an approach that is carried out by studying legislation, theories and concepts related to the problems to be studied. Meanwhile, empirical research is analyzing problems which is done by combining secondary data with primary data obtained in the field.

3.2. The Analytical Method

The analytical method used is descriptive quantitative and statistical analysis, which describes the state of the subject and object, whether a person, institution, community, and so on and is based on the results of observations made and provides data in the form of numbers found in the field and associated with theoretical concepts relevant through the analysis of the difference test (paired sample t-test).

This research was conducted when data collection took place within a certain period. This study calculates the revenue from PBB-P2 towards increasing Regional Original Income (PAD) for 5 years (2009-2013) before the transfer and 5 years after the transfer (2014-2018).

The steps of data analysis after the collection is done are:

- a. Data reduction, reducing data means summarizing. In this study, the researcher will summarize the data of Regional Original Revenue 5 years before the transfer (2009-2013) and 5 years after the transfer (2014-2018).
- b. Data Presentation, after the data is reduced, the next step is to display the data. In qualitative research, data presentation can be done in the form of brief descriptions, charts, relationships, between categories, and the like.

¹⁶ Pentanurbowo, S. (2021). *Upaya Meningkatkan Potensi Pajak Kendaraan Bermotor Melalui Penelusuran Kendaraan Bermotor Tidak Melakukan Daftar Ulang (Ktmdu) Di Kelurahan Harapan Jaya Bekasi Utara Kota Bekasi*. Fair Value: Jurnal Ilmiah Akuntansi dan Keuangan, 4(3), 807-812.

¹⁷ Susanto, J., & Anggraini, Z. (2019). Kinerja Dinas Perhubungan Kabupaten Bungo Dalam Meningkatkan Pendapatan Asli Daerah Melalui Retribusi Pengujian Kendaraan Bermotor. *Public Administration Journal of Research*, 1(4).

¹⁸ Lihat Undang-Undang Nomor 33 Tahun 2004 tentang Perimbangan Keuangan Antara Pemerintah Pusat dan Pemerintah Daerah

¹⁹ Lihat Pasal 6 ayat (1) Undang-Undang Nomor 33 Tahun 2004 tentang Perimbangan Keuangan Antara Pemerintah Pusat dan Pemerintah Daerah

- c. Data verification, the final step in the data analysis technique is data verification. Data verification is carried out if the initial conclusions put forward are still temporary, and there will be changes if not with strong supporting evidence to support the next stage of data collection.

4 Analysis and Discussion

4.1. Description of Research Results

The transfer of the Rural and Urban Land and Building Tax is regulated in Law Number 28 of 2009, which is also commonly known as the PDRD Law. This law was enacted on September 15, 2009 but only came into force on January 10, 2010. The transfer of PBB-P2 to become a local tax. This transfer will certainly provide additional local revenue from the local tax sector. The higher the regional original income, the higher the level of independence of a region. Previously, PBB was managed by the central government and Regency/Municipal Governments only received income from PBB in a certain proportion, namely 64.8% for Regency/City Governments. Meanwhile, the provincial government receives 16.20% and the central government receives 10%, and the proceeds from this central revenue will be given to the regions in the form of Development Funds. The government sets the collection fee at 9%. After the transfer of PBB-P2 from the central government to the regional government, the Regency/City receives 100% of the revenue.

4.1.1. Land and Building Tax Before the Transition of Law Number 28 Year 2009

Table 4. Data on Land and Building Tax (PBB) Prior to the enactment of Law Number 28 of 2009

No	Year	Budget	Realization	Percent
1.	2009	39.922.049.968,00	23.072.867.550,00	57,79
2.	2010	36.022.826.372,00	26.926.016.488,00	74,75
3.	2011	39.626.475.460,00	27.425.398.324,00	69,21
4.	2012	36.022.329.253,00	26.755.588.833,00	74,28
5.	2013	28.891.550.961,00	23.811.792.864,00	82,42

Source: BAPENDA kabupaten Enrekang

Land and Building Tax Revenue on Regional Original Income based on reports based on PAD reports from 2009 to 2013 fluctuated and tended to decrease, but not significantly, namely during the last two years it decreased, in 2012 PAD was 36,022,329,253.00, and in 2012 2013 PAD decreased by 7,130,778,292.00 from the previous year to 28,891,550,961.00.

4.1.2. Land and Building Tax After the Transition of Law Number 28 Year 2009

Table 5. Data on Land and Building Tax (PBB) After the enactment of Law Number 28 of 2009

No	Year	Budget	Realization	Percent
1.	2014	1.900.000.000,00	1.983.194.625,00	104,38
2.	2015	2.500.000.000,00	2.328.940.739,00	93,16
3.	2016	2.500.000.000,00	2.616.018.576,00	104,64
4.	2017	2.600.000.000,00	2.496.212.433,00	96,01
5.	2018	2.900.000.000,00	2.955.847.827,00	101,93

Source: BAPENDA kabupaten Enrekang

Land and Building Tax Revenue on Regional Original Income after the transition of Law Number 28 of 2009 based on reports based on PAD reports was lower but increased and significantly increased in 2014-2018, namely 2014 amounting to Rp. 1,900,000,000.00; and every year it has increased, in 2018 it was 2,900,000,000.00.

4.1.3. Difference Test Before and After the Enactment of Law Number 28 Year 2009

1. Normality test

Table 6. Tests of Normality

	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	Df	Sig.	Statistic	Df	Sig.
Before	,206	5	,200*	,954	5	,769
After	,249	5	,200*	,892	5	,368

Source: processed data 2021

If the sample used is more than 50 samples, then the Kolmogorov-Smirnov method is used, whereas if the sample used is less than 50 samples, the Shapiro-Wilk method is used.

Based on the table above, it can be seen that the number of samples in this study was 5 observational data. Then the method used is Shapiro Wilk with a significance level of 5%. In this study, PBB revenue data before and after the enactment of the Act can be assumed to be normal, because the significance value is greater than 0.05, which are 0.769 and 0.368, respectively. Then the data can be used to perform a paired test or a paired t test.

2. Descriptive statistics

Table 7. Paired Samples Statistics

		Mean	N	Std. Deviation	Std. Error Mean
Pair 1	Before	,7160	5	,08905	,03982
	After	1,0000	5	,05244	,02345

Source: processed data 2021

Based on the table above, it can be seen that the amount of data used in this study was 5 observational data. The mean value of PBB revenue data before the enactment of the law is 0.7160 with a standard deviation of 0.08905 and a standard error of 0.03982. Meanwhile, the mean value of PBB revenue data after the enactment of the law is 1.0000 with a standard deviation of 0.05244 and a standard error of 0.02345.

3. Correlation Test

The correlation coefficient is used to determine whether a data has a relationship between before and after the enactment of the law, with a significant level of 0.05. With criteria

- If the value is significant $> 0,05$, then it has no relationship
- If the significant value < 0.05 then the data has a relationship.

Table 8. Paired Samples Correlations

		N	Correlation	Sig.
Pair 1	before & after	5	-,428	,472

Source: processed data 2021

Based on the table above, it can be seen that the significant value is $0.472 > 0.05$, it can be concluded that the data has no relationship between before and after the enactment of the law.

4. Paired Test

The paired test is used to find out whether there is a difference in data or not between the data before and after the enactment of the law, with the following criteria:

- If the significance value is < 0.05 then there is a significant difference between the data before and after
- If the significance value is > 0.05 then there is no significant difference between the data before and after

		Paired Differences					t	df	Sig. (2-tailed)
		Mean	Std. Deviation	Std. Error Mean	95% Confidence Interval of the Difference				
					Lower	Upper			
Pair 1	before – after	-,28400	,12116	,05418	-,43444	-,13356	-5,241	4	,006

Source: processed data 2021

Based on the table above, it can be seen that the significance value is $0.006 < 0.05$, so the data can be concluded that H_0 is rejected and H_a is accepted, which means that the data has a significant difference between before and after the enactment of Law Number 28 of 2009.

4.2. Discussion

Enrekang Regency Land and Building Tax Revenue Data Before and After the Enactment of Law Number 28 Year 2009

Based on the results of the paired test, it can be seen that the significance value obtained is 0.006 < 0.05, which means that the data has a significant difference between before and after the enactment of Law Number 28 of 2009.

Regional Original Revenue of Enrekang Regency based on PAD reports from 2009 to 2013 has fluctuated and tends to decrease, but not significantly, namely during the last two years it has decreased, in 2012 PAD was 36,022,329,253.00, and in 2013 PAD decreased by 7,130.778,292.00 from the previous year to 28,891,550,961.00. Meanwhile, after the local government implemented Law Number 28 of 2009, regional revenue receipts were lower but increased and significantly increased in 2014 - 2018, namely 2014 amounting to Rp. 1,900,000,000.00; and every year it has increased, in 2018 it was 2,900,000,000.00. Law Number 28 of 2009 was only applied in 2014 in Enrekang Regency because the transition process from central taxes to regional taxes was not easily carried out by local governments because it required data collection and socialization in the community. PAD from 2014–2018 has always increased; from year to year the Realization of Regional Original Income is always higher than the budget budgeted by the Enrekang Regency Government. Basically, the application of the PDRD Law Number 28 of 2009 has an effect on Regional Original Income. The higher the Regional Original Income indicates the high level of independence of a region.

Sigit Hutomo (2014) conducted a study on the transfer of Land and Building Taxes that there was a significant difference in PAD between before and after the transfer of PBB-P2. The difference in PAD before and after the transfer of PBB-P2 is not due to an increase in the number of SPT and PBB-P2 revenues. The difference in PAD is due to factors from other local tax sources.

Conclusions

There is a significant difference between before and after the enactment of Law Number 28 of 2009. Where in 2009 to 2013 before the enactment of Law Number 28 of 2009 the realization from year to year was lower than the government budget, but after the enactment of the law Number 28 of 2009 the realization from year to year is greater than the budget of the Enrekang Regency Government.

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Conflict of Interest Statement:

The author declares that the research was conducted in the absence of any commercial or financial relationships that could be construed as a potential conflict of interest.

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