

ANALYSIS OF THE IMPACT OF THE RATES ADJUSTMENT POLICY ON THE SALES VALUE OF TAX OBJECTS (NJOP) RURALAND URBAN LAND AND BUILDING TAX (PBB-P2 IN THE CITY OF SUKABUMI

Rifki Abdilah Putra Supriadi

^{1,2}Departement of Accounting, Widyatama University, Indonesia
E-mail korespondensi: ^{1*}rifki.supriadi@widyatama.ac.id

Keywords: Policy Impact, Tariff Adjustments, Compliance

Abstract

This research aims to provide an overview of the analysis of Rural and Urban Land and Building Tax revenues in increasing Sukabumi City Regional Revenue at the Sukabumi City Regional Revenue Management UPTD.

The research method used in this research is a descriptive method. The population in this study were 22 employees of the Sukabumi City Regional Revenue Management UPTD.

The research results obtained are that the impact of the NJOP PBB-P2 Tariff Adjustment Policy has a negative impact on Taxpayer Compliance in Paying PBBP2 in Sukabumi City. It can be seen that in 2022 the number of taxpayers who submitted objections will increase with the number of taxpayers being 51 and the number of reductions amounting to 241,997,950. The internal obstacle that occurs is Human Resources (HR), the external factors that occur are: The existence of a double SPPT. After submitting the SPPT, the WP and OP addresses are not clear, the SPPT does not match the name of the WP. There is an SPPT that does not match the WP because of the PBB object- The P2 has been split but still belongs to the family, Taxpayer non-compliance in making PBB-P2 payments, Many Taxpayers have submitted objections to the increase in the PBB-P2 NJOP rate. Supporting factors include increasing the number of personnel or officers, externally: informing via detected addresses or contacts, carrying out ball pick-up and outreach, holding a fine-free program for 1 year.

INTRODUCTION

In order to administer government and carry out development, the Unitary State of the Republic of Indonesia is divided into provincial regions and these provincial regions consist of district and city regions. Each region has the right and obligation to regulate and manage its own government affairs to improve government administration and services to the community. To carry out development and administer government affairs in the region, funding sources play an important role in realizing the success of development and governance. One source of funds that plays an important role in the continuity of development implementation and administration of government affairs is revenue from local original income, one of which comes from regional taxes (Zulkifli, et al, 2017).

Number	Year	Number of taxpayers who submitted objections	Deduction Amount
1.	2019	42 WP	Rp 127.720.950
2.	2020	37 WP	Rp 137.728.050
3.	2021	34 WP	Rp 133.821.950
4.	2022	51 WP	Rp 241.997.950
5.	2023	47 WP	Rp 194.571.950

It can be seen in the table above that in 2022 the number of taxpayers who filed objections increased with the number of taxpayers being 51 and the reduction amounting to IDR 241,997,950, this is because the impact of the increase in NJOP affects taxpayers' readiness to pay taxes because the increase is increasing rapidly. Although the main function of taxes is to provide income to the state, the tax collection system must not only take into account the maximum increase in tax revenues.

Based on this background description, this research is further intended to determine the implementation of PBB-P2 progressivity for individual taxpayers and its impact on taxpayers' inability to pay PBB-P2 in Sukabumi City.

LITERATURE REVIEW

Regional tax according to Law Number 28 of 2009 concerning Regional Taxes and Regional Levies is a mandatory contribution to the region owed by an individual or body that is coercive based on law without resulting in a direct imbalance and is used for regional needs as much as possible, prosperity of the people. Regional Tax is one of the sources of local revenue (PAD) for Sukabumi City (UU No. 28 of 2009).

Sales Value of Tax Objects, hereinafter abbreviated to NJOP, according to Regional Regulation Article | Number 10 of 2012 concerning Rural and Urban Land and Building Tax, is the average price obtained from buying and selling transactions that occur fairly, and if there is no buying and selling transaction, NJOP determined through price comparison with other similar objects, or new acquisition value, or replacement NJOP.

One of the benefits of taxes is as funds to build, develop and finance an autonomous region. These types of regional taxes include restaurant tax, hotel tax, parking tax, ground water tax, entertainment tax, advertising tax, street lighting tax, non-metallic mineral and rock tax, swallow's

nest tax, land and rural building tax. urban areas (PBB-P2), and fees for acquiring property and building rights (BPTHB).

According to Law Number 33 of 2004, the definition of Original Regional Income is as follows:

"Original Regional Income, hereinafter referred to as PAD, is income obtained from the Region which is collected based on Regional Regulations in accordance with statutory regulations."

Based on Law of the Republic of Indonesia Number 28 of 2009 concerning amendments to Law of the Republic of Indonesia Number 34 of 2000 concerning Regional Taxes and Retributions, Regional Taxes are: Mandatory contributions made by individuals or bodies to the region without direct compensation that can be balanced. enforced based on applicable laws and regulations, which are used to finance regional government administration and regional development.

Based on Law Number 28 of 2009 concerning Regional Taxes and Regional Levies, it is explained that:

"Rural and Urban Land and Building Tax, hereinafter referred to as tax, is tax on land and/or buildings owned, controlled and/or utilized by individuals or entities, except for areas used for plantation, forestry and mining business activities".

Tax objects are land and/or buildings owned, controlled and/or utilized by individuals or entities, except for areas used for plantation, forestry and mining business activities. The subject of Rural and Urban Land and Building Tax is an individual or entity who actually has a right to the Land and/or obtains benefits from the Land, and/or owns, controls, and/or obtains benefits from the Building.

METHODOLOGY

In this research, researchers used descriptive research.

Descriptive research is carried out because the researcher wants to explore descriptive phenomena such as the process of a work step, the formula of a recipe, the meanings of various concepts, the characteristics of goods and services, images, styles, and procedures of a culture., physical model of an artifact and so on. Descriptive research has the characteristic of describing an actual situation, but the report is not just a form of reporting an event without a scientific interpretation. Descriptive research feels that accurate data/facts will not be obtained if you only get information

through questionnaires, researchers want to get the real atmosphere in the real context which cannot be captured through questionnaires.

In descriptive research, the researcher himself or with the help of others is the main data collection tool. Descriptive research uses inductive data analysis. The data collected is in the form of words, images, and not numbers. This research attempts to describe situations/events so that the data that will be collected is descriptive in nature to identify the internal and external environment at UPTD PDD Sukabumi City.

RESULTS AND DISCUSSION

PBB-P2 management has been managed entirely by the Regional Government since the issuance of Law Number 28 of 2009 concerning Regional Taxes and Regional Levies. Considering that almost all communities in Indonesia have tax objects in the form of land and buildings, PBB-P2 is a type of tax that has a relatively large percentage of regional income and regional development. So regional governments need to optimize PBB-P2 collection in order to improve the welfare of the people in their respective regions.

PBB-P2 management in Sukabumi City is carried out by the Regional Financial and Revenue Management Agency. The aim of establishing the BPKPD is to increase PAD, one of which is by implementing a tax collection policy, especially in the PBB-P2 sector, so that it can be collected optimally, the results of which are used for regional financing and development for the welfare of the people, which is in accordance with the budgetary function.

The policy set by the Regional Government of Sukabumi City in managing PBB-P2 is a public policy, as a series of actions or non-actions carried out by the government. Public policy is a rule that regulates life together which must be obeyed and is binding on all citizens. The form of policy established by the Regional Government of Sukabumi City regarding the collection of PBB-P2 in Sukabumi City is stipulated in the form of statutory regulations, namely in the form of general policy and implementation policy as an elaboration of general policy. The general policy regarding Technical Instructions for the Implementation of Rural and Urban Land and Building Tax Management in Sukabumi City carried out by the Sukabumi City BPKPD is Mayor Regulation Number 41 of 2020 concerning Technical Instructions for the Implementation of Rural and Urban Land and Building Tax Management. PBB-P2 Management Implementation Stages are carried out based on general policies and implementation policies determined by the Sukabumi City Government.

Based on the findings of this research regarding the Tax Object Sales Value Tariff Adjustment Policy (NJOP) for Rural and Urban Land and Building Tax PBB-P2) has a negative impact on Taxpayer Compliance in Paying PBB-P2 in Sukabumi City. On the one hand, the City Government hopes that the implementation of Sukabumi Mayor's Decree Number 188.45/391-BPKPD/2021 concerning the Increase in NJOP as the basis for the imposition of PBB-P2 for the 2022 decree will increase PBB revenues, but in reality after the enactment of this regulation it actually reduces community compliance.

This is proven by the number of Taxpayers who submitted requests for reductions/objections to the increase in NJOP PBB-P2 Sukabumi City over the last few years which has experienced a rapid increase, especially in 2022.

Number	Year	Number of taxpayers who submitted objections	Deduction Amount
1.	2019	42 WP	Rp 127.720.950
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Source : UPTD PPD BPKPD Sukabumi City (2024)

It can be seen in the table above that in 2022 the number of taxpayers who filed objections increased with the number of taxpayers being 51 and the reduction amounting to IDR 241,997,950, this is because the impact of the increase in NJOP affects taxpayers' readiness to pay taxes because the increase is increasing rapidly. Although the main function of taxes is to provide income to the state, the tax collection system must not only take into account the largest increase in tax revenues. There are other principles that must be fulfilled so that tax implementation can run well and smoothly.

Based on the findings of this research regarding the Policy for Adjusting Tax Object Selling Value Tariffs (NJOP) for Rural and Urban Land and Building Tax (PBB-P2) on Taxpayer Compliance in Paying PBB-P2 in Sukabumi City which is based on the research results of Tax Object Selling Value Tariff Adjustment (NJOP) Rural and Urban Land and Building Tax (PBB-P2) on Taxpayer Compliance in Paying PBB-P2 in its implementation still experiences significant obstacles could hinder the initial aim of establishing the BPKPD, namely increasing PAD in Sukabumi City.

Based on the results of interviews with sources, regarding the obstacles that occur in implementing the PBB-P2 collection policy in Sukabumi City are as follows:

1. Internal Factors The internal obstacle that occurs at UPTD PPD BPKPD Sukabumi City is Human Resources (HR). There are limited personnel or UPTD PPD BPKPD Sukabumi City officers who carry out the PBB-P2 collection, namely 22 people. Even though they have been assisted by sub-districts and sub-districts, UPTD PPD BPKPD Sukabumi City still has to collect PBB-P2 directly in the field in every sub-district in Sukabumi City. Considering that Sukabumi City has 7 sub-districts, the PBB-P2 collection in Sukabumi City cannot be carried out optimally. which causes a lot of outstanding taxes that have not been paid (Interview with Asep Herlan, Head of TU Subdivision, 2024). Meanwhile, for the implementation of the PBB-P2 collection in Sukabumi City, a PBB Monitoring and Evaluation Team of 22 people was formed, which was divided into 6 teams based on predetermined work areas. However, this team does not always run effectively due to busyness considering that its task is not only to manage PBB-P2. So that the implementation of PBB monitoring in each sub-district for which it is responsible has not increased because the approach with the sub-districts is less than optimal (Interview with Asep Herlan, Head of TU Subdivision, 2024).
2. External factors that become obstacles in carrying out PBB-P2 collection at UPTD PPD BPKPD Sukabumi City are as follows (Interview with Asep Herlan, Head of TU Subdivision, 2024):
 - a. There is a Double SPPT After submitting the SPPT from the UPTD PPD BPKPD Sukabumi City, the PBB team in the sub-district will carry out a cross check based on the DHKP (Tax Assessment Collection List). Even though re-verification has been carried out by UPTD PPD BPKPD Sukabumi City, in its implementation sometimes there are still errors in carrying out the verification. Such as the SPPT received by the Taxpayer being double which can cause a lack of taxpayer compliance in making PBB-P2 Tax payments
 - b. Addresses of Taxpayers and Tax Objects are unclear. Many data regarding addresses of taxpayers and tax objects in the UPTD PPD BPKPD Sukabumi City are still not as they should be. So that the relevant taxpayer's SPPT, Often it doesn't arrive at the intended address. This means that there are still many PBB-P2 targets that have not been realized.
 - c. The SPPT does not match the Taxpayer's name. There is an SPPT that does not suit the taxpayer because the PBB-P2 object has been broken up but is still owned

by the family, a sale and purchase has been carried out but has not been registered so the new owner does not want to accept the SPPT in the name of the old owner. Because the name listed in the SPPT does not match the name of the taxpayer concerned, there are still many taxpayers who are reluctant to pay the SPPT.

- d. Taxpayers domiciled outside the city. The PBB-P2 tax object in question is located in the Sukabumi City area, but the owner of the tax object lives outside the city. So many SPPTs are not delivered to the taxpayer.
- e. Taxpayer non-compliance in making PBB-P2 payments. In practice, there are still many taxpayers who often lie or do not tell the truth when it comes to paying the tax they owe. Where in this case, the taxpayer admits that he has paid the tax due on his PBB-P2, but actually has not paid the PBB-P2 tax. Taxpayer non-compliance in paying PBB-P2 is due to a lack of taxpayer awareness in carrying out its obligations, so that there are still many taxes owed that have not been realized.
- f. Many taxpayers have submitted objections to the increase in the NJOP PBB-P2 rate.

CONCLUSION

The Impact of the Tariff Adjustment Policy on Sales Value of Tax Objects (NJOP) for Rural and Urban Land and Building Tax (PBB-P2) on Taxpayer Compliance in Paying PBB-P2 in Sukabumi City has a negative impact on Taxpayer Compliance in Paying PBB-P2 in the City Sukabumi. On the one hand, the City Government hopes that with the implementation of Sukabumi Mayor's Decree Number 188.45/391-BPKPD/2021 concerning the Increase in NJOP as a basis for the imposition of PBB-P2 for the 2022 decree, it will be seen that in 2022 the number of taxpayers requesting approval will increase with the number of taxpayers being 51 and the number of reductions amounting to IDR 241,997,950, this is not all caused by the impact of the increase in NJOP but most of it is caused by the impact of the increase in NJOP.

Inhibiting factors of the Rural and Urban Land and Building Tax (PBB-P2) Tax Object Sales Value Tariff Adjustment Policy towards Taxpayer Compliance in Paying PBB-P2 in Sukabumi City Internal Factors Internal constraints that occur at UPTD PPD BPKPD Sukabumi City is Human Resources (HR). There are limited personnel or UPTD PPD BPKPD officers in Sukabumi City. External factors that occur are: The existence of multiple SPPTs. After submitting the SPPT, the address of the taxpayer and the tax object are not clear. Data regarding the address of the taxpayer and the tax object, the SPPT does not match the name of the taxpayer. The SPPT is not appropriate for the taxpayer because the PBB-P2 object has been split but still belongs to the

family, the taxpayer is domiciled outside the city. The PBB-P2 tax object in question is located in the city area. Sukabumi, Taxpayer Non-Compliance in making PBB-P2 payments, Many Taxpayers have submitted objections to the increase in the NJOP PBB-P2 rate. Supporting factors for the Tariff Adjustment Policy on Sales Value of Tax Objects (NJOP) for Rural and Urban Land and Building Tax (PBB-P2) on Taxpayer Compliance in Paying PBB-P2 in Sukabumi City, namely Internally, at UPTD PPD BPKPD Sukabumi City increase the number of UPTD PPD BPKPD Sukabumi City personnel or officers carrying out PBB-P2 collection by 2 people in 2023, Externally: returned to Sukabumi City UPTD PPD BPKPD office accompanied by a letter of introduction from the Head of each Subdistrict, informing via the address or contact detected, carrying out ball pick-up and outreach, Holding a fine-free program for 1 year.

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