

**PROPERTY TAX  
Eden Prairie TIF Special  
Authority Extended**

March 25, 2026

	<b>Yes</b>	<b>No</b>
<b>DOR Administrative Costs/Savings</b>		<b>X</b>

Department of Revenue  
Analysis of S.F. 4544 (Cwodzinski) / H.F. 4552 (Kotyza-Witthuhn) as introduced

	<b>Fund Impact</b>			
	<b>F.Y. 2026</b>	<b>F.Y. 2027</b>	<b>F.Y. 2028</b>	<b>F.Y. 2029</b>
	(000's)			
General Fund	\$0	\$0	\$0	\$0

Effective following local approval.

**EXPLANATION OF THE BILL**

Under 2025 session law, the city of Eden Prairie or its economic development authority are allowed to establish one or more redevelopment tax increment financing (TIF) districts within a defined area. Any districts established under this authority have special rules that apply that exclude them from requirements for establishing a redevelopment district and exclude them from certain rules on the use of increment. The authority to approve a TIF plan and establish a TIF district under this law expires December 31, 2026.

The proposal would extend the authority to approve a TIF plan and establish a TIF district under this law through December 31, 2028.

**REVENUE ANALYSIS DETAIL**

- The proposed changes to this special TIF provision may have an impact on the local tax base and tax rate in the future and may result in a small change in property tax refunds paid by the state.

Source: Minnesota Department of Revenue  
Property Tax Division – Research Unit  
<https://www.revenue.state.mn.us/revenue-analyses>

sf4544(hf4552) TIF Eden Prairie\_pt\_1/wms