

Subject Tax increment financing; five-year pooling rule extended to ten years for redevelopment districts located outside metropolitan area.

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Overview

This bill extends the five-year rule to ten years for redevelopment districts that are certified after June 30, 2021.

Under current law, development activity for a TIF district is required to be completed within five years after the district's certification. After this five-year period expires, increments may only be spent to pay off debt obligations incurred to fund the development.

Summary

Section	Description
1	Five-year rule. Extends the five-year rule to ten years for redevelopment districts located outside of the seven county metro area that are certified after June 30, 2021.
2	Use of revenues for decertification. Makes a corresponding extension of the six-year rule for districts eligible for the extension in section 1. The six-year rule requires increment be spend on paying debt obligations incurred during the district's first five years.