

# HOUSE RESEARCH

## Bill Summary

**FILE NUMBER:** H.F. 2542  
**Version:** As introduced

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**Authors:** Nelson

**Subject:** Tax Increment Financing (TIF) - pooling for housing

**Analyst:** Joel Michael, joel.michael@house.mn

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This bill modifies the exemption to the TIF pooling percentage limits that allows an extra 10 percent of a district's increment to be expended outside of the district for market rate housing (i.e., that does not meet the low-income housing tests under federal tax law), which was enacted by the 2011 Legislature:

- It clarifies that the maximum market value limit for the housing is to be satisfied by obtaining a certification from the assessor as to the expected value at the time of completion of construction, based on the plans and specifications.
- The requirement that the property be vacant for six or more months is eliminated.