

# HOUSE RESEARCH

## Bill Summary

**FILE NUMBER:** H.F. 3202  
**Version:** As introduced

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**Subject:** City of Burnsville – Special tax increment financing (TIF) authority

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This bill modifies a 2008 special law that grants the city of Burnsville special TIF authority to help it develop the Northwest Quadrant, an area of the city that contains a quarry and closed landfill, bordering on the Minnesota River.

The bill allows the city an additional 5 years (from December 31, 2018, to December 31, 2023) to create TIF districts in this defined area. In addition, the bill changes the special rules (i.e., the rules that deviate from the general TIF law) to create more exceptions as follows.

- The city can create economic development districts in the area. Under the 2008 special law, only redevelopment, renewal and renovation, and soils districts may be created.
- The 4-year knockdown rule is extended to 9 years. This rule drops parcels from a TIF district if no development or improvements are made to a parcel within four years after certification of the district.
- The city is allowed to waive up to 8 years of increment before starting the duration limit for new districts created under the special law. Under general law, a TIF duration limit is unaffected by an authority's waiving the collection of increment (i.e., for duration limits purposes the waived increment is deemed to be received).
- The city is allowed to waive 2016 increments and these increments would be omitted in calculating duration. This would extend the duration limit for any existing TIF districts already created under the special law.