

Fifty-eighth  
Legislative Assembly  
of North Dakota

**ENGROSSED SENATE BILL NO. 2259**

Introduced by

Senators Grindberg, Espeland, Heitkamp

Representatives S. Kelsh, Severson, Weiler

1 A BILL for an Act to amend and reenact section 40-63-07 of the North Dakota Century Code,  
2 relating to renaissance fund organizations.

3 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

4 **SECTION 1. AMENDMENT.** Section 40-63-07 of the North Dakota Century Code is  
5 amended and reenacted as follows:

6 **40-63-07. Renaissance fund organization - Exemption from taxation.**

- 7 1. Each city with a designated renaissance zone may establish a renaissance fund  
8 ~~corporation~~ organization, if the detailed plan for such an organization is clearly  
9 established in the development plan and approved with the plan, or is submitted at  
10 a later date to the department of commerce division of community services for  
11 approval after the designation of a renaissance zone.
- 12 2. The purpose of a renaissance fund organization is solely to raise funds to be used  
13 to make investments in zone projects and to make investments in ~~businesses~~  
14 ~~within a city's designated renaissance zone cities~~. A renaissance fund  
15 organization may provide financing to projects undertaken by individuals,  
16 partnerships, limited partnerships, limited liability companies, trusts, corporations,  
17 nonprofit organizations, and public entities. The financing may include any  
18 combination of equity investments, loans, guarantees, and commitments for  
19 financing. The amount of financing is not limited by this chapter.
- 20 3. ~~A renaissance fund organization that is established by a city may provide financing~~  
21 ~~to businesses within the city's zone and may provide financing to zone-approved~~  
22 ~~projects throughout the state.~~
- 23 4. A renaissance fund organization is exempt from any tax imposed by chapter  
24 57-35.3 or 57-38. An exemption under this section may be passed through to any

shareholder, partner, and owner if the renaissance fund organization is a passthrough entity for tax purposes. A corporation or financial institution entitled to the exemption provided by this subsection ~~must~~ shall file required returns and report income to the tax commissioner as required by the provisions of those chapters as if the exemption did not exist. If an employer, this subsection does not exempt a renaissance fund organization from complying with the income tax withholding laws.

~~5-~~ 4. A credit against state tax liability as determined under section 57-35.3-03, 57-38-29, 57-38-30, or 57-38-30.3 is allowed for investments in a renaissance fund organization. The amount of the credit is fifty percent of the amount invested in the renaissance fund organization during the taxable year. Any amount of credit which exceeds a taxpayer's tax liability for the taxable year may be carried forward for up to five taxable years after the taxable year in which the investment was made.

~~6-~~ 5. The total amount of credits allowed under this section may not exceed, in the aggregate, an initial limit of two million five hundred thousand dollars. Upon exhaustion of this initial limit, an additional one million dollars in credits is available for investments in renaissance fund organizations for taxable years beginning after December 31, 2000, for investments permitted under this chapter if more than sixty-five percent of the organization's net investments received have been invested as permitted under this chapter or the organization is established after the exhaustion of the initial limit. Upon exhaustion of the initial limit, an additional one million five hundred thousand dollars in credits is available for investments in renaissance fund organizations for taxable years beginning after December 31, 2002, for investments permitted under this chapter if more than sixty-five percent of the qualifying organization's net investments received have been invested as permitted under this chapter or the organization is established after the exhaustion of the initial limit.

~~7-~~ 6. Income to a renaissance fund organization derived from the sale or refinancing of zone properties financed wholly or in part by the organization may be dispersed as annual dividends equal to the income, minus ten percent, derived from all sources and proportional to the investment. In the event of a loss to the fund resulting in a

temporary diminishment of the fund below the original principal amount, no annual dividend may be paid until the fund is restored.

~~8-~~ 7. Income to a renaissance fund organization derived from interest or the temporary investment of its funds in certificates of deposit, bonds, treasury bills, or securities may be used for administration.

~~9-~~ 8. If an investment in a renaissance fund organization which is the basis for a credit under this section is redeemed by the investor within ten years of the date it is purchased, the credit provided by this section for the investment must be disallowed, and any credit previously claimed and allowed with respect to the investment must be paid to the tax commissioner with the appropriate return of the taxpayer covering the period in which the redemption occurred. When payments are made to the tax commissioner under this section, the amount collected must be handled in the same manner as if no credit had been allowed.

~~10-~~ 9. A renaissance fund organization shall secure an annual audit of its financial records, prepared by an independent certified public accounting firm in accordance with generally accepted auditing standards. The audit report must include a statement of the percentage of annual net investments received by the organization after December 31, 2000, which have been invested by the organization in investments permitted under this chapter. If the audit report shows that less than fifty percent of such net investments have been so invested during the previous four years and the organization has been incorporated for four years or more, that organization may not accept any new investments until the governing body of the city in which the organization was established determines that good cause exists for the failure to reach that level of investment or until a subsequent audit report shows that fifty percent or more of such net investments have been so invested. A renaissance fund organization shall file a copy of each audit of its financial records under this subsection with the governing body of the city in which it was established, the department of commerce division of community services, and the tax commissioner. The department of commerce division of community services shall provide an annual report to the budget section of the legislative council showing the conclusions of audit reports filed under this subsection.

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- 1     44. 10. A renaissance fund organization may ~~invest~~ make investments in ~~any residential~~  
2                    ~~or commercial property involved in a~~ designated renaissance zone ~~project~~ city.