

Sixty-second  
Legislative Assembly  
of North Dakota

**ENGROSSED SENATE BILL NO. 2050**

Introduced by

Legislative Management

(Taxation Committee)

1 A BILL for an Act to create and enact a new subsection to section 40-58-20 and sections  
2 40-58-20.2 and 40-58-20.3 of the North Dakota Century Code, relating to tax increment  
3 financing districts; and to amend and reenact subsection 2 of section 40-58-01.1 and  
4 subsection 1 of section 40-58-20 of the North Dakota Century Code, relating to tax increment  
5 financing by cities.

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

7 **SECTION 1. AMENDMENT.** Subsection 2 of section 40-58-01.1 of the North Dakota  
8 Century Code is amended and reenacted as follows:

9 2. "Blighted area" means an area other than a slum area which by reason of the  
10 presence of a substantial number of slums, deteriorated or deteriorating structures,  
11 predominance of defective or inadequate street layout, faulty lot layout in relation to  
12 size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions,  
13 deterioration of site or other improvements, diversity of ownership, tax or special  
14 assessment delinquency exceeding the fair value of the land, defective or unusual  
15 conditions of title, improper subdivision or obsolete platting, or the existence of  
16 conditions which endanger life or property by fire and other causes, or any  
17 combination of these factors, substantially impairs or arrests the sound growth of a  
18 municipality, retards the provision of housing accommodations or constitutes an  
19 economic or social liability and is a menace to the public health, safety, morals, or  
20 welfare in its present condition and use. "Blighted area" does not include  
21 ~~predominantly open land area that has been developed only for agricultural~~  
22 ~~purposes.~~ any land that has been assessed as agricultural property within the last ten  
23 years unless it was located within the interior boundaries of a city for at least ten  
24 years.

1       **SECTION 2. AMENDMENT.** Subsection 1 of section 40-58-20 of the North Dakota Century  
2 Code is amended and reenacted as follows:

- 3       1. At any time after the governing body of a municipality has approved a development or  
4 renewal plan for any development or renewal area and has filed that plan with the  
5 department of commerce division of community services, it may request the county  
6 auditor and treasurer to compute, certify, and remit tax increments resulting from the  
7 development or renewal of the area in accordance with the plan and any modifications  
8 thereof, and the county auditor and treasurer shall do so in accordance with this  
9 section. ~~Tax increments computed for a development or renewal area under this~~  
10 ~~section or section 40-58-20.1 may not be used for more than twenty-five taxable years~~  
11 ~~without the original taxable values being reset by the governing body of the~~  
12 ~~municipality so that the taxable values used as the original values are never more than~~  
13 ~~twenty taxable years old.~~

14       a. For a tax increment district established before July 1, 2011, the base year for tax  
15 increments computed for a development or renewal area under this section or  
16 section 40-58-20.1 may not be used for more than twenty-five taxable years  
17 without the governing body of the municipality establishing a new base year  
18 using taxable values, established as of February first of the following year, which  
19 are not more than fifteen years old. Regardless of length of the initial district, the  
20 new base year may be used to compute tax increments for up to an additional  
21 fifteen years after which time the tax increment district must be closed, except  
22 that the original base year for tax increments pledged for an indebtedness  
23 incurred before July 1, 2011, may continue until the indebtedness is paid.

24       b. For a tax increment district established after July 1, 2011, the base year for tax  
25 increments computed for a development or renewal area under this section or  
26 section 40-58-20.1 may not be used for more than twenty-five taxable years  
27 without the governing body of the municipality establishing a new base year  
28 using taxable values, established as of February first of the following year, which  
29 are not more than fifteen years old. The new base year may be used to compute  
30 tax increments for up to an additional five years after which time the tax  
31 increment district must be closed.

1       **SECTION 3.** A new subsection to section 48-50-20 of the North Dakota Century Code is  
2 created and enacted as follows:

3           The governing body of a municipality with an active tax increment financing district  
4           may at any time identify funds on hand that are in excess of the costs it determines  
5           necessary to complete the activities included in the last approved urban renewal plan  
6           for that district. The governing body may~~shall~~ cause the identified surplus to be  
7           transferred to the county treasurer to be distributed to the state and all political  
8           subdivisions having power to tax property in the area, in amounts proportionate to the  
9           most recent five-year average of the property tax levy within the district.

10       **SECTION 4.** Section 40-58-20.2 of the North Dakota Century Code is created and enacted  
11 as follows:

12       **40-58-20.2. Tax increment financing proposal - Public hearing - Invitation to**  
13 **representatives of affected taxing districts.**

14       Before approval of a development or renewal plan for any development or renewal area  
15 under section 40-58-20, the governing body of the municipality shall conduct a public hearing  
16 on the proposal. The governing body shall provide invitations to participate in the public hearing  
17 to the governing body of each county, school district, and park district within the development or  
18 renewal area. At a minimum, the governing body of the municipality shall provide the following  
19 information at the public hearing:

- 20       1. The anticipated costs of development of property to be reimbursed by tax incentives.  
21       2. The anticipated annual revenue from tax increments which will be received to  
22       complete the development or renewal plan.  
23       3. The anticipated date when the plan will be completed, the costs will be fully paid, and  
24       the tax increments will be released.  
25       4. The estimate of the dollars annually attributable to the levies from each taxing entity  
26       which will be credited to the tax increment fund.

27       **SECTION 5.** Section 40-58-20.3 of the North Dakota Century Code is created and enacted  
28 as follows:

29       **40-58-20.3. Tax increment financing reports.**

30       For each development or renewal plan for any development or renewal area under section  
31 40-58-20 in existence at the end of a calendar year, the governing body of the municipality shall

- 1 file an annual report with the department of commerce, by the following July thirty-first, which is
- 2 in a format prescribed by the department. The report must include:
- 3     1. The total of outstanding indebtedness.
- 4     2. The balance of funds on hand.
- 5     3. The name of the tax increment financing district.