

Fifty-eighth
Legislative Assembly
of North Dakota

ENGROSSED SENATE BILL NO. 2259

Introduced by

Senators Grindberg, Espegard, 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

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

8 ~~5-~~ 4. A credit against state tax liability as determined under section 57-35.3-03,
9 57-38-29, 57-38-30, or 57-38-30.3 is allowed for investments in a renaissance fund
10 organization. The amount of the credit is fifty percent of the amount invested in the
11 renaissance fund organization during the taxable year. Any amount of credit which
12 exceeds a taxpayer's tax liability for the taxable year may be carried forward for up
13 to five taxable years after the taxable year in which the investment was made.

14 ~~6-~~ 5. The total amount of credits allowed under this section may not exceed, in the
15 aggregate, an initial limit of two million five hundred thousand dollars. Upon
16 exhaustion of this initial limit, an additional one million dollars in credits is available
17 for investments in renaissance fund organizations for taxable years beginning after
18 December 31, 2000, for investments permitted under this chapter if more than
19 sixty-five percent of the organization's net investments received have been
20 invested as permitted under this chapter or the organization is established after the
21 exhaustion of the initial limit. Upon exhaustion of the initial limit, an additional one
22 million five hundred thousand dollars in credits is available for investments in
23 renaissance fund organizations for taxable years beginning after December 31,
24 2002, for investments permitted under this chapter if more than sixty-five percent
25 of the qualifying organization's net investments received have been invested as
26 permitted under this chapter or the organization is established after the exhaustion
27 of the initial limit.

28 ~~7-~~ 6. Income to a renaissance fund organization derived from the sale or refinancing of
29 zone properties financed wholly or in part by the organization may be dispersed as
30 annual dividends equal to the income, minus ten percent, derived from all sources
31 and proportional to the investment. In the event of a loss to the fund resulting in a

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

3 ~~8.~~ 7. Income to a renaissance fund organization derived from interest or the temporary
4 investment of its funds in certificates of deposit, bonds, treasury bills, or securities
5 may be used for administration.

6 ~~9.~~ 8. If an investment in a renaissance fund organization which is the basis for a credit
7 under this section is redeemed by the investor within ten years of the date it is
8 purchased, the credit provided by this section for the investment must be
9 disallowed, and any credit previously claimed and allowed with respect to the
10 investment must be paid to the tax commissioner with the appropriate return of the
11 taxpayer covering the period in which the redemption occurred. When payments
12 are made to the tax commissioner under this section, the amount collected must
13 be handled in the same manner as if no credit had been allowed.

14 ~~10.~~ 9. A renaissance fund organization shall secure an annual audit of its financial
15 records, prepared by an independent certified public accounting firm in accordance
16 with generally accepted auditing standards. The audit report must include a
17 statement of the percentage of annual net investments received by the
18 organization after December 31, 2000, which have been invested by the
19 organization in investments permitted under this chapter. If the audit report shows
20 that less than fifty percent of such net investments have been so invested during
21 the previous four years and the organization has been incorporated for four years
22 or more, that organization may not accept any new investments until the governing
23 body of the city in which the organization was established determines that good
24 cause exists for the failure to reach that level of investment or until a subsequent
25 audit report shows that fifty percent or more of such net investments have been so
26 invested. A renaissance fund organization shall file a copy of each audit of its
27 financial records under this subsection with the governing body of the city in which
28 it was established, the department of commerce division of community services,
29 and the tax commissioner. The department of commerce division of community
30 services shall provide an annual report to the budget section of the legislative
31 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.