



**NORTH DAKOTA
PLANNING ASSOCIATION**
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January 31, 2023

RE: Support of SB2391

Chairman Kannianen and members of the Senate Finance and Taxation Committee:

The North Dakota Planning Association is writing in support of SB 2391. The Renaissance Zone has been an extremely useful tool for the cities of North Dakota, creating many opportunities to extend the useable life of buildings across the state. The proposed changes will make the program even stronger.

As an Association, we support:

1. Extending the length of the commercial benefit from 5 years at 50% of the current true and full value of the property to 7 ½ years at 75% of the current true and full value of the property will provide a greater incentive to property owners to invest in the repair of dilapidated buildings. However, the Association requests that the State also retains the current 5 years at 50% ratio for property owners who do not have the resources to reach the 7 ½ years at 75% threshold. Our members have provided examples across the state where valuable projects have been done at the 50% of the true and full value, and which would not have been able to be completed if the threshold had been at 75%.
2. We strongly support the allowance of having a property become eligible for a second benefit after 30 years has elapsed from the date of completion of the first benefit. In many communities, buildings are starting to reach a point where they are in need of additional financial assistance. 30 years is a point at which most buildings, regardless of previous work, will require significant updates to electrical, HVAC, and roofing.
3. We support increasing the term of the program from 5 years to 10 years.

The State of North Dakota has a great program in the Renaissance Zone, and it has allowed communities across the state to invest in their buildings while incentivizing private development.

We request that the committee incorporate the retention of the current 5 year abatement at 50% of current true and full value to the property, and urge a DO PASS on a revised version of this bill.

Thank you for your consideration,

Rachel Laqua
Vice President
North Dakota Planning Association