

MINNESOTA • REVENUE

PROPERTY TAX

Taylors Falls; Border City Development Zone Authorization

February 17, 2011

	Yes	No
DOR Administrative Cost/Savings		X

Department of Revenue

Analysis of H.F. 0112 (Barrett) / S.F. 0109 (Nienow) as introduced

Fund Impact

	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>
	(000's)			
General Fund	\$0	(\$11)	(\$11)	(\$11)

Effective upon local approval.

EXPLANATION OF THE BILL

The bill allows the City of Taylors Falls to designate all or any part of the city as a border city development zone. The cumulative total amount of state tax reductions for all years for the city of Taylors Falls is limited to \$100,000. The allocation may be used to offset taxes imposed on or remitted by businesses in the development zone only if the city determines that the tax reduction is necessary to enable a business to expand within the city or to attract a business to the city. The commissioner may waive the limit under the same rules and standards used for other border city development zones.

REVENUE ANALYSIS DETAIL

The development zone for Taylors Falls currently undeveloped land, with the first construction expected in the summer. Based on information from the Chisago County Economic Development Authority, the analysis assumes that the \$100,000 will be spent over nine years beginning in Fiscal Year 2013.

Number of Taxpayers: Selected businesses within the city of Taylors Falls.

Source: Minnesota Department of Revenue
Property Tax Division - Research Unit
http://www.taxes.state.mn.us/legal_policy

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PROPERTY TAX BENCHMARKS (Minn. Stat. § 270C.991)

<i>Transparency, Understandability, Simplicity & Accountability</i>	Decrease	Creates new subcategory of border city development zones.
<i>Efficiency & Compliance</i>	Decrease	New category for assessors.
<i>Equity (Vertical & Horizontal)</i>	Neutral	
<i>Stability & Predictability</i>	Neutral	
<i>Competitiveness for Businesses</i>	Increase	Net decrease in Minnesota business taxes.
<i>Responsiveness to Economic Conditions</i>	Neutral	

The bill is scored on a three point scale (decrease, neutral, increase) for each principle in comparison to current law.