

# State of Misconsin 2013 - 2014 LEGISLATURE



## 2013 ASSEMBLY BILL 255

June 26, 2013 – Introduced by Representative Kapenga, cosponsored by Senator Farrow. Referred to Committee on State and Local Finance.

AN ACT to create 66.1105 (6) (a) 12. and 66.1105 (6) (am) 2. g. of the statutes;

relating to: lengthening the time during which tax increments may be allocated and expenditures for project costs may be made for Tax Incremental

District Number 1 in the village of Wales.

### Analysis by the Legislative Reference Bureau

Under the current tax incremental financing program, a city or village may create a tax incremental district (TID) in part of its territory to foster development if at least 50 percent of the area to be included in the TID is blighted, in need of rehabilitation or conservation, suitable for industrial sites, or suitable for mixed-use development. Currently, towns and counties also have a limited ability to create a TID under certain circumstances. Before a city or village may create a TID, several steps and plans are required. These steps and plans include public hearings on the proposed TID within specified time frames, preparation and adoption by the local planning commission of a proposed project plan for the TID, approval of the proposed project plan by the common council or village board, approval of the city's or village's proposed TID by a joint review board that consists of members who represent the overlying taxation districts, and adoption of a resolution by the common council or village board that creates the TID as of a date provided in the resolution.

Also under current law, once a TID has been created, the Department of Revenue (DOR) calculates the "tax incremental base" value of the TID, which is the equalized value of all taxable property within the TID at the time of its creation. If the development in the TID increases the value of the property in the TID above the

#### **ASSEMBLY BILL 255**

base value, a "value increment" is created. That portion of taxes collected on the value increment in excess of the base value is called a "tax increment." The tax increment is placed in a special fund that may be used only to pay back the project costs of the TID.

The project costs of a TID, which are initially incurred by the creating city or village, include public works such as sewers, streets, and lighting systems; financing costs; site preparation costs; and professional service costs. DOR authorizes the allocation of the tax increments until the TID terminates or, generally, 20 years, 23 years, or 27 years after the TID is created, depending on the type of TID and the year in which it was created. Also under current law, a city or village may not generally make expenditures for project costs later than five years before the unextended termination date of the TID. Under certain circumstances, the life of the TID, the expenditure period, and the allocation period may be extended.

Under this bill, with regard to TID number 1 in the village of Wales, expenditures for project costs may be made for up to 27 years after the TID was created and DOR may allocate tax increments for up to 37 years after the TID's creation.

For further information see the *local* fiscal estimate, which will be printed as an appendix to this bill.

# The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

**Section 1.** 66.1105 (6) (a) 12. of the statutes is created to read:

66.1105 (6) (a) 12. Thirty-seven years after the tax incremental district is created if the district is Tax Incremental District Number 1 in the village of Wales.

**SECTION 2.** 66.1105 (6) (am) 2. g. of the statutes is created to read:

66.1105 (6) (am) 2. g. Expenditures for project costs for Tax Incremental District Number 1 in the village of Wales. Such expenditures may be made no later than 27 years after the district is created and may be made through 2026.

8 (END)

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