

TIF: INPUT FROM COUNTY AND SCHOOLS

REVENUE INTERIM COMMITTEE
MEGAN MOORE - MARCH 2024

TIF PROPOSAL MUST CONSIDER COUNTY AND SCHOOLS

An urban renewal area or targeted economic development district proposal to use tax increment financing (TIF) must consider the county and school districts that include the district.

The statutory language that requires consideration for the county and schools varies slightly in two sections of law and may benefit from standardization.

- ❖ [7-15-4221](#) applies to the modification of an urban renewal plan to include TIF and provides in subsection (3)(b): “The tax increment financing provision ***must be proposed with consideration for*** the county and school districts that include municipal territory.”
- ❖ [7-15-4282](#) applies to the creation or amendment of an urban renewal plan or a targeted economic development district plan to contain a TIF provision and provides in subsection (3): “The tax increment financing provision ***must take into account the effect on*** the county and school districts that include local government territory.”

COUNTY AND SCHOOLS NOTIFIED, OFFERED PUBLIC MEETING

The above sections of law also require the entity considering a TIF provision to notify the county and school district of the TIF proposal and offer the “opportunity to meet and consult in a public meeting with the opportunity for public comment” on the effect of the TIF proposal on the county or school district.

Additionally, [7-15-4284](#) requires an urban renewal plan or targeted economic development plan and related ordinances and amendments to be filed with the clerk of affected taxing bodies.

COUNTY, SCHOOLS MAY REQUEST AGENCY ANNUAL REPORT

A municipality may create an urban renewal agency to exercise its urban renewal powers, including the administration of districts that use TIF.

As provided in [7-15-4237](#), an urban renewal agency must file an annual report with the local governing body. The report must include complete financial statements, the amount of the tax increment, and how the tax increment expenditures comply with the urban renewal plan.

The county and school districts that include municipal territory may request a copy of the annual report.