

**TABLE A.2
State Tax Increment Finance Programs, 2010**

	Program Name	Duration (Years)	Eligible Tax Revenues ¹						Requirements for District Creation ²						Approval Agencies ³					Public Hearing Required?							
			P	S	I	PI	EA	O	B	BF	FS		PP		O	CT		ST	TC	O	A	D					
AL	Tax Increment Districts	30	X						X					X					X	X					Y	Y	
AK	Debt for Improvement Area Projects	Unspecified	X						X					X					X						N	N	
AR	TIF for Community Redevelopment Districts	25	X			X			X	X									X	X					Y	Y	
CA	TIF for Community Redevelopment Project Areas	Unspecified	X						X													X			Y	Y	
CO	Community Redevelopment	25-50	X	X							X								X	X					Y	N	
CT	TIF for Municipal Development Projects	40	X								X								X	X		X			Y	N	
DE	Municipal TIF District	30	X						X	X	X	X		X					X	X	X			X	Y	N	
DC	Tax Increment Financing		X	X					X		X	X	X		X	X			X	X					N	N	
FL	Community Redevelopment	7-40	X							X					X								X		Y	N	
GA	Tax Allocation Districts	Term of bonds	X	X						X					X	X	X						X		Y	N	
HI	Tax Increment Financing	Term of bonds	X										X									X			Y	Y	
ID	Revenue Allocation Areas	24	X							X	X	X	X						X			X			Y	N	
IL	Tax Increment Allocation Redevelopment	23	X	X						X	X								X	X				X	Y	N	
IN	Tax Increment Finance	25	X							X	X				X				X	X					Y	Y	
IA	Urban Renewal	20	X	X						X									X	X	X				Y	Y	
KS	Tax Increment Financing	20	X	X		X	X		X			X	X						X		X			X	Y	N	
KY	Kentucky Increment Financing	30	X	X	X				X	X	X	X	X						X	X		X			Y	Y	
LA	Tax Increment Development	30	X											X										X	Y	N	
ME	Municipal Development District	30	X							X									X	X		X			Y	Y	
MD	Tax Increment Financing	Unspecified	X																X	X	X				Y	?	
MA	Economic Development Incentive Program	30	X								X								X		X				Y	N	
MI	TIF Program	30	X								X				X						X	X	X		Y	Y	
MN	Tax Increment Financing	26	X							X	X								X	X				X	Y	N	
MS	Tax Increment Financing	30	X	X								X							X	X					Y	Y	
MO	TIF for Redevelopment Areas	23	X	X	X	X	X	X		X	X	X							X						Y	Y	
MT	Tax Increment Finance	15-40	X							X		X	X						X	X	X			X	Y	N	
NE	TIF for Community Redevelopment Areas	15	X							X	X	X	X						X		X				Y	Y	
NV	Tax Increment Areas	30-45	X							X									X						Y	N	
NH	Municipal Economic Development and Revitalization Districts	Term of bonds	X											X					X						Y	N	
NJ	Revenue Allocation District	Unspecified		X		X			X	X	X	X										X			N	N	
NM	Urban Development	25	X					X			X	X	X						X	X		X		X	Y	N	
NY	Municipal Redevelopment	Unspecified	X							X		X	X	X					X	X					Y	Y	
NC	Development Financing Districts	30	X							X	X								X	X		X			Y	N	
ND	TIF for Development or Renewal Areas	15	X							X									X						Y	Y	
OH	Municipal TIF	30	X																X	X	X				Y	N	
OK	Tax Increment Finance	25	X	X					X	X	X			X					X					X	Y	Y	
OR	TIF for Urban Renewal Areas	Unspecified	X							X									X	X	X	X		X	Y	N	
PA	TIF Districts	20	X	X		X		X	X	X		X							X	X	X		X		Y	Y	
RI	TIF Areas	25	X							X	X											X			Y	N	
SC	TIF Districts	Unspecified	X			X			X	X									X	X	X			X	Y	N	
SD	Tax Incremental Districts	15	X							X	X													X	Y	N	
TN	TIF for Redevelopment Plans	Varies	X							X									X	X			X		Y	N	
TX	Tax Increment Financing	40	X	X							X	X	X						X	X		X			Y	N	
UT	TIF Districts	Varies	X	X			X			X		X	X						X	X	X	X	X		Y	Y	
VT	Tax Increment Financing	20	X								X				X				X		X				Y	Y	
VA	Tax Increment Financing	Unspecified	X							X									X					X	N	Y	
WA	Community Revitalization Financing	No limit	X	X							X								X	X				X	Y	N	
WV	Tax Increment Financing	30	X								X	X							X	X		X			Y	N	
WI	Tax Increment Districts	23-27	X								X	X	X											X	Y	Y	
WY	Urban Renewal	25	X							X	X													X	Y	N	
	50 Programs in 49 States (Plus DC)		49	15	2	6	3	3	8		19	18	13	4	6	3	3		41	21	8	11	10	4		46	20
Key			P: Property tax S: Sales tax I: Income tax PI: PILOTS EA: Economic activity tax GR: Gross receipts tax O: Other						B: Blight BF: "But for" test FS: Feasibility study CB: Cost-benefit analysis CP: Consistent with comprehensive plan or development plan PP: Project plan PB: Finding of public benefit DP: Finding of development potential O: Other						CT: City CO: County SB: School board/district ST: State RA: Community redevelopment agency board TC: TIF commission O: Other					A: Authorization D: Deal approval							

Notes:

- Other Eligible Tax Revenues:** DE Other assets; DC Other assets/funds; KS Private sources, transient guest, state/federal; KY Limited liability entity tax; NJ Payroll/wage taxes, lease payments, parking tax; OK Other local taxes by consent of jurisd; PA Any ad valorem tax; SC Utility revenues, assessments, redevelopment project revenues.
 - Other Requirements for District Creation:** CA Impact report; CT Creation of local development agency; DC Potential for tax revenue growth; FL Shortage of affordable housing; GA Deterioration and inadequate infrastructure; IL Housing impact study, map of land uses to be funded; IA Slum or economic development need; ME Suitability for commercial uses; MD Resolution designating area and pledge of revenue; MT Inadequate infrastructure; NM No net expense; VA Development needs.
 - Other Approval Agencies:** DE Delegated by bond issuer; IL Joint Review Board; KS County and state in some cases; MN Governing Board of Authority; MT Urban Renewal Authority; NM State Board of Finance; NM Finance Authority and Legislature; OK Review Committee; OR All taxing agencies; SC Affected taxing entities; SD Planning Commission; VA Local governing body; WA Fire protection district; WI Joint review board; WY Planning Commission.
- Sources: Council of Development Finance Agencies (2008); Johnson (2002); Kerth and Baxandall (2011); Significant Features of the Property Tax (2012); Various state sources and statutes.

CHART 1: Financial Assistance for Industry*



Clicking on a state name in this chart will take you to the Web page profiling that state's incentives programs.

	State-Sponsored Industrial Development Authority	Privately Sponsored Development Credit Corporation	State Authority or Agency Revenue Bond Financing	State Authority or Agency General Obligation Bond Financing	City and/or County Revenue Bond Financing	City and/or County General Obligation Bond Financing	State Loans for Building Construction	State Loans for Equipment, Machinery	City and/or County Loans for Building Construction	City and/or County Loans for Equipment, Machinery	State Loan Guarantees for Building Construction	State Loan Guarantees for Equipment, Machinery	City and/or County Loan Guarantees for Building Construction	City and/or County Loan Guarantees for Equipment, Machinery	State Financing Aid for Existing Plant Expansion	State Matching Funds for City and/or County Industrial Financing Programs	State Incentive for Establishing Industrial Plants in Areas of High Unemployment	City and/or County Incentive for Establishing Industrial Plants in Areas of High Unemployment
ALABAMA	•	•	•	•	•	•			•	•			• 38	• 38	• 2, 12	•	•	•
ALASKA	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ARIZONA					•	•	•	•			•	•					• 22	•
ARKANSAS	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•
CALIFORNIA	•	• 5	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•
COLORADO	•	• 4			•		•	•	•	•	•	•	•	•	•		•	•
CONNECTICUT	•	•	•	•			•	•	•	•	•	•			•		•	•
DELAWARE	•	•	•		•		•	•	•	•					•		•	•
FLORIDA			• 32		•	•	• 20	• 20	•	•		•	•	•	• 20		• 8	•
GEORGIA	•	•	• 23		•	•	• 49	• 49	•	•	•	•			• 50		•	•
HAWAII	•		•	•	•	•	• 15	• 15							• 15		• 8	• 8
IDAHO		•			•	•			• 1	• 1								
ILLINOIS	•	•	•		•		•	•				• 37			•		•	•
INDIANA	•	•	•		•	•	•	•	•	•	•	•	•	•	•		•	•
IOWA	•	•	•		•	•	• 18	• 18	•	•	•	•	•	•	•	• 18	•	•
KANSAS			•	•	•	•	• 51	• 51	•	•		•			• 51	• 51	•	•
KENTUCKY		•	•	•	•	•	•	•	• 11	• 11					•		•	•
LOUISIANA		• 4	• 2	• 2	•	•	• 25	• 25	• 26	• 26	• 6	• 6	•	•	• 25	• 19	•	•
MAINE	•		•		•	•	•	•	•	•	•	•			•		•	•
MARYLAND	•	•	•	•	•	•	•	•	•	•	•	•	•	• 31	•	•	•	•
MASSACHUSETTS	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
MICHIGAN	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	• 30
MINNESOTA	•	•	•	• 13	•	•	•	•	• 9	• 9			•	•	•	•	•	•
MISSISSIPPI	•	•	•	•	•	•	•	•	•	•	•	•	•	• 2	•	•	•	•
MISSOURI	•	• 4	•		•	•	•	•	•	•	•	•			•		•	•
MONTANA		•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•
NEBRASKA	•	•	•	•	•	•	•	•	•	•	•	•	•	•	• 2	•	•	•
NEVADA	•	•	•	•													•	•
NEW HAMPSHIRE	•	•	•		• 21	• 21			• 21	• 21	•	•	• 21	• 21	•			
NEW JERSEY	•		•		• 10	• 10	•	•	•	•	•	•	•	•	•		•	•
NEW MEXICO	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•
NEW YORK	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•
NORTH CAROLINA	• 39		• 40	• 13, 41	• 42	• 42	• 43	• 44	• 45	• 45				• 46	•	• 47	• 48	
NORTH DAKOTA		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OHIO	•	•	•		•	•	•	•	•	•	•	•	•	•	•		•	•
OKLAHOMA	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OREGON	•	•	•	•	•	•	•	•	•	•	•	•	• 11	• 11	•	•	•	•
PENNSYLVANIA	•	•	•	•	•	•	• 14	•	•	•	•	•	•	•	•	•	•	•
RHODE ISLAND	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•
SOUTH CAROLINA	•	•	•		•	•	•	•	•	•	•	•	•	•	•		•	• 7
SOUTH DAKOTA	•		•	•	•	•	•	•	• 1	• 1					•	•	•	•
TENNESSEE			•	•	•	•	•	• 27	• 11	• 11	• 33	• 33			•	• 34	•	•
TEXAS	•	•	•	•	•	•	•	•	•	•	•	•	• 11	• 11	•	•	•	•
UTAH	•	•	•		•	•	•	•	•	•	•	•	•	•	•		• 22	•
VERMONT	•	•	•		•	•	•	•	•	•	•	•	•	•	•		•	•
VIRGINIA	•		• 35		•	•	•	•	• 24	• 24		• 35			•	• 36	•	•
WASHINGTON	•	•	•		•							•					•	•
WEST VIRGINIA	•	•	•	•	•	•	•	•	•	•	• 3	• 3			•		•	•
WISCONSIN	•	•	•		•	• 16	•	•	•	•	•	•	• 28	• 28	•		• 29	•
WYOMING	•	•	•		•	•	•	•	•	•	•	•	•	•	•		•	•
STATE TOTALS	41	39	46	27	47	38	43	44	45	45	31	35	19	19	46	29	43	39
PUERTO RICO	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

CHART 1: Footnotes

- 1 Permitted only in specified municipalities.
- 2 State allows cities or counties to offer financial aid for existing plant expansions. In Louisiana, state financing aid is directly involved only in the case of those port authorities whose obligations are backed by the full faith and credit of the state.
- 3 Loan insurance program which partially insures bank loans for buildings and equipment.
- 4 Authorized but none is active.
- 5 State-sponsored but privately operated nonprofit Regional Job Development Corporations may be established in low-income areas to provide loans to small businesses.
- 6 Louisiana Economic Development Corp. can participate in or guarantee loans to banks for small business or socially or economically disadvantaged persons unable to obtain assistance through traditional means.
- 7 Available only in incorporated municipalities.
- 8 Limited to state-designated Enterprise Zones and Rural & Urban Job Tax Credit areas.
- 9 Permitted for processing products of agriculture, including forestry and timber production.
- 10 Applies only to pollution-control equipment.
- 11 In several cities and counties statewide. In Texas, available only in cities and counties which levy a local sales tax for economic development.
- 12 Alabama offers site grants of up to \$150,000 to industries for grading of land and roads, plus drainage.
- 13 For public facilities only.
- 14 State and local program of participation in building construction.
- 15 Small business program.
- 16 For acquiring and developing sites.
- 18 Iowa has a variety of financial assistance for industry through the Grow Iowa Values Fund (GIVF). Assistance is provided in the form of loans and/or forgivable loans, based in part on job creation, capital investment, the ability to meet certain regional/county wage standards, quality of employment, and economic benefits for the state and local community. Applications are filed by cities, counties or community colleges on behalf of eligible businesses.
- 19 Louisiana Economic Development Corp. can match private investment to qualified venture capital funds on a 1-to-1.5 basis up to \$1 million.
- 20 Florida has eight (8) Certified Development Corporations that offer federal SBA 504 program loans, including one statewide organization.
- 21 By special statute in specified communities.
- 22 Available in enterprise zones.
- 23 Under Georgia's bond allocation program, the Georgia Dept. of Community Affairs allocates IRB funds to communities.
- 24 Financing available through block grants and EDA funds administered by state through city/county revolving loan funds.
- 25 State Market Commission makes loans for buying, building and improving agri-industrial plants. Also provides loan guarantees and grants under LED programs.
- 26 Louisiana Economic Development Corp. (LEDC) makes loans for new and/or existing businesses, construction, land, equipment, machinery, etc. State Community Development Block Grant (CDBG) Program allows local governments to loan money for economic development.
- 27 Financing available through block grants administered by the state.
- 28 Capital access program in Milwaukee County.
- 29 Available only in "development zones" designated for economically distressed areas.
- 30 Available only in one city.
- 31 Through the Maryland Industrial and Commercial Redevelopment Fund, the state can lend money to a local jurisdiction to guarantee loans for equipment and machinery.
- 32 State set-aside for economic development private activity bonds.
- 33 Only for child-care facilities.
- 34 Matching funds for infrastructure projects available through the Tennessee Industrial Infrastructure Program.
- 35 The Virginia Small Business Financing Authority offers intermediate-term loans under the Loan Guaranty Program.
- 36 Matching funds available through the Governor's Opportunity Fund grant program. Matching funds are provided for site development, site preparation, infrastructure improvements and other uses. The governor has final approval of the discretionary fund program.
- 37 Illinois Finance Authority has 85 percent loan guarantees available for agri-industries.
- 38 Amendment 772 to the Alabama Constitution gives a county or its municipalities the right to lend its credit to or grant public funds and things of value in aid of or to any individual, firm, corporation, or other business entity, public or private, for the purpose of promoting the economic and industrial development of the county or the municipality.
- 39 North Carolina offers grants and loans for infrastructure development through the Industrial Development Fund. Each county has conduit issuer for tax exempt debt.
- 40 Local Government Commission supervises, approves and guides revenue bond application. Bonds are issued by the county bond authority. The NC Capital Facilities Finance Agency does multi county IRBs.
- 41 State GO bonds are for public purpose only and are approved by the Local Government Commission.
- 42 Approved by the LGC; public purpose only.
- 43 IDF loans with a 4% fixed interest rate may be awarded though the local government for private investment in building renovations only but not new construction.
- 44 IDF loans with a 4% fixed interest rate may be awarded though the local government for private investment in machinery and equipment.
- 45 Some local governments in NC offer loans for M&E purchase or building construction through Revolving Loan Funds (RLF) that they have established which were typically capitalized via grants from another governmental or non-profit agency.
- 46 One NC grant; JDIG grant.
- 47 Article 3J Tax Credits for Growing Businesses.
- 48 State law allows for local incentive packages.
- 49 Georgia has 13 Certified Development Corporations that offer federal SBA 504 program loans, including one statewide organization.
- 50 Georgia Department of Community Affairs makes loans for land, new facilities, rehabilitation of existing facilities, machinery, equipment, etc. through the Employment Incentive Program (EIP). Projects creating opportunities for low and moderate income persons to advance themselves by obtaining employment, greater job security, better working conditions, job training, enhancement of workplace skills and advancement opportunities receive the greatest consideration.
- 51 Community Development Block Grant (CDBG) — Eligible small city and county governments may apply for Community Development Block Grant economic development funds to assist an expanding or new business in Kansas. There are two parts to the program: business finance and infrastructure. Business finance funds are available for working capital, machinery and equipment and real property. For infrastructure, funding is available for water lines, sewer lines, roads, rail spurs and pre-treatment facilities. Funding requires the creation or retention of one full-time job per \$35,000 of CDBG assistance up to the maximum of \$750,000. At least 51 percent of the jobs created or retained must be held by individuals who meet HUD's low-to-moderate income requirements.

CHART 2: Tax Incentives for Industry*



Clicking on a state name in this chart will take you to the Web page profiling that state's incentives programs.

	Corporate Income Tax Exemption	Personal Income Tax Exemption	Excise Tax Exemption	Tax Exemption or Moratorium on Land, Capital Improvements	Tax Exemption or Moratorium on Equipment, Machinery	Inventory Tax Exemption on Goods in Transit (Freeport)	Tax Exemption on Manufacturers' Inventories	Sales/Use Tax Exemption on New Equipment	Tax Exemption on Raw Materials Used in Manufacturing	Tax Incentive for Creation of Jobs	Tax Incentive for Industrial Investment	Tax Credits for Use of Specified State Products	Tax Stabilization Agreements for Specified Industries	Tax Exemption to Encourage Research and Development	Accelerated Depreciation of Industrial Equipment
ALABAMA	•	•	•	•	•	•	•	•	•	•	•			•	•
ALASKA		•	•	•				•	•			•			• 59
ARIZONA		•		• 30	•	•	•	•	•	•	• 74			•	•
ARKANSAS	• 17		•	• 11	• 11	•	• 66	•	•	•	•	• 20		•	•
CALIFORNIA		•	•	•	•	•	•	•	•	•	•			•	• 10
COLORADO	•		•	•	•	•	•	• 93	•	• 21	•				
CONNECTICUT	•		•	•	• 23	•	•	• 21	•	• 12	• 12		•	• 12	• 1
DELAWARE	•	• 65	• 24	•	• 65	• 65	• 65	• 65	•	•	•			•	•
FLORIDA	•	• 25	• 24	• 31	• 31	•	•	• 57	•	•	•			•	• 18
GEORGIA				•	•	•	•	•	•	•	•			•	•
HAWAII	• 94	• 94, 95	• 21, 66		•	•	•	•	• 38	• 21	• 96		•	•	• 59
IDAHO	•				•	•	•	•	•	•	•			•	•
ILLINOIS	•	•	• 21a	•	•	•	•	•	•	•	•				• 59
INDIANA	•	•		• 36	•	• 7	• 7	•	•	• 21	• 36			•	•
IOWA	• 27	• 53	•	• 8	• 4	•	•	• 29	•	•	•			•	• 59
KANSAS	•	• 53		• 134	• 134	•	• 5	• 19	• 6	•	•			•	• 59
KENTUCKY	• 88	• 89		• 136	• 72	• 72	• 72	• 137	• 72	•	•	• 135		• 138	• 59
LOUISIANA	• 32	• 53		• 140	•	•	•	• 107	• 139	• 13	•		• 108	• 109	• 59
MAINE	•	• 118		• 119	•	•	•	•	• 34	•	•			•	• 59
MARYLAND	• 63	•	•	• 31	•	•	•	•	•	•	•			• 37	•
MASSACHUSETTS	• 22	•	• 22	• 28	• 42	•	•	• 35	•	• 43	• 22		•	• 49	•
MICHIGAN	•	•		•	•	•	•	•	•	• 87	•		•	•	• 59
MINNESOTA	• 69		•	• 10	•	•	•	• 40	•	• 69	• 69		•	•	• 59
MISSISSIPPI	•	•		•	•	•	• 73	•	•	•	•			•	• 59
MISSOURI	•	•	• 24	•	• 6	•	•	•	•	•	•			• 84	•
MONTANA	•	•		• 64	• 64	•	•	•	•	•	•	•	• 39	•	•
NEBRASKA		•		• 67	• 67	•	•	• 50	•	•	•			•	• 59
NEVADA	• 25	• 25	• 24		•	•	•	•	• 60	•	•				
NEW HAMPSHIRE		• 25			•	•	•	• 41	• 41	•	•				•
NEW JERSEY	• 56	•		•	•	•	•	•	•	•	•			•	
NEW MEXICO	•	•		•	•	•	•	•	•	•	•			•	• 59
NEW YORK	• 46, 47	• 46	• 24	•	• 48	• 48	• 48	•	•	• 46	• 46			• 47	
NORTH CAROLINA	• 114	• 126	•	• 116	• 117	• 127	• 127	• 129	• 130	• 131	• 131		• 132	• 132	• 133
NORTH DAKOTA	•		•	•	• 48	• 48	• 48	•	•	•	•			• 37	
OHIO	• 76	• 76		• 21	• 77	•	• 78	• 77	• 79	• 80	•			• 81	• 59
OKLAHOMA	• 86	•	• 45	• 8	•	•	•	•	•	•	•	• 26	• 14	•	• 59
OREGON			• 52	• 51	• 51	• 85	•	• 41	•	•	•			•	•
PENNSYLVANIA	• 68, 113	• 68	• 54	• 111	• 111	• 55	• 55	• 110	• 6, 111	• 68	•	•	•	• 68	• 112
RHODE ISLAND			•	•	•	•	•	•	•	•	•	•	•	•	• 59
SOUTH CAROLINA	• 68	• 68, 120	• 68	• 121	• 121	•	•	•	•	•	•			•	•
SOUTH DAKOTA	• 25	• 25	•	•	•	•	•	•	•	• 25	• 25			• 25	• 25
TENNESSEE	•	• 71	•	• 31	• 70	•	•	•	• 3	• 97	• 15			•	•
TEXAS	• 25	• 25		• 58	• 58	•	•	• 82	•	• 21	•			•	
UTAH				•	•	•	•	•	•	•	•			•	•
VERMONT			•		•	•	•	•	•	•	•			•	•
VIRGINIA	• 68	•		• 31	• 31	• 44	• 44	•	•	• 90	• 91		• 92	•	•
WASHINGTON	• 25	• 25	•			•	•	• 82	•	•	•			• 82	
WEST VIRGINIA	• 98	• 99		• 101	• 102	• 100	• 123	• 124	• 125	• 103	• 104			• 105	• 106
WISCONSIN	• 62	• 75		•	•	•	•	•	•	•	•			•	•
WYOMING	• 25	• 25		•	•	•	•	•	•	•	•			•	•
STATE TOTALS	41	39	28	40	45	49	48	49	50	47	46	7	13	42	41
PUERTO RICO	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

CHART 2: Footnotes

- 1 Carried out through local development corporations.
- 3 Raw materials for processing are exempt from sales and use taxes. However, a personal property inventory tax is levied at the local level on raw materials a manufacturer has on hand on Jan. 1. Finished goods in hands of manufacturer are exempt from taxation.
- 4 Newly acquired computers and manufacturing equipment/machinery, plus new machinery and equipment used for recycling plastic, wastepaper products and waste paperboard, are exempt from property taxes.
- 5 Merchants' and manufacturers' inventories are exempt from property taxes.
- 6 Sales/use tax exemption.
- 7 Finished goods stored in public or private warehouses destined for out-of-state shipment are exempt.
- 8 Five-year tax exemption (local and state option in Oklahoma) on new industrial building, construction and expansions.
- 10 Applies only to pollution-control equipment.
- 11 Negotiable using Act 9 bonds.
- 12 Connecticut Urban Jobs Program available in 18 "distressed" and 29 "high unemployment" communities.
- 13 The Quality Jobs program offers a cash rebate of up to six-percent on annual payroll expenses. The Enterprise Zone programs provides a new job tax credit of \$2,500 per employee (\$5,000 for employees in the aircraft or auto-parts manufacturing industries).
- 14 A gross production tax on textile mills in lieu of property tax.
- 15 1% of investment in qualified industrial machinery offsets up to 50% of the total franchise and excise tax liability; unused credit carry's forward up to 15 years.
- 16 Pennsylvania has adopted ACRS.
- 17 Advantage Arkansas provides a credit on state income tax equal to between 1% and 4% of new payroll for five years, depending on the tier (four tiers) of the county in which the business locates. For the business to qualify for the income tax credit, employees must be Arkansas taxpayers. The credit begins in the year in which the new employees are hired. Any unused portion of the credit may be applied against income tax for the succeeding nine years.
- 18 State corporate tax code is "piggy-backed" to the federal Internal Revenue Code. Federal depreciation is used.
- 19 Labor services on new construction, manufacturing equipment, component parts and raw materials consumed in production are exempt from sales tax by state law. Taxable items for construction, build-out, remodel, furnishings and non-manufacturing equipment, may be exempt from sales tax if qualified. Additionally building materials and permanently installed equipment financed with industrial revenue bonds would be eligible for a sales tax exemption also.
- 20 7-year ad valorem tax exemption on textile plants.
- 21 Applies in enterprise zones. In Texas, projects in enterprise zones are allowed a \$2,500 state tax refund per new job (\$250,000 maximum per year for 5 years). The franchise tax credit is offered to businesses that create 10 new fulltime jobs within "Strategic Investment Areas" of the state.
- 21a Illinois offers a utility tax exemption in enterprise zones if certain job creation criteria are met.
- 22 A tax credit equal to 3% of qualified capital invested in depreciable capital assets may be applied against the business corporate excise tax during the year in which the facilities are used and situated in Massachusetts. Unused portions of the credit may be carried forward up to three years.
- 23 Equipment and machinery acquired after the 1973-tax assessment date is exempt from local property tax.
- 24 Delaware, Florida, Missouri, Nevada and New York do not collect excise tax.
- 25 Nevada, South Dakota, Washington and Wyoming do not tax corporate or personal income. Florida, New Hampshire and Texas do not tax personal income.
- 26 For use of Oklahoma natural gas and coal.
- 27 50% of federal tax paid is exempt from corporate income tax. Corporate income tax is figured only on profits from sales in Iowa. Corporate tax credits for new jobs created. Iowa has adopted the Federal Accelerated Cost Recovery System.
- 28 Chapter 121A of the Massachusetts General Laws allows municipalities to negotiate 15-to-40-year tax agreements with businesses. The companies are taxed primarily on an income basis rather than assessed valuation. The minimum tax due is 5% of gross income plus \$10 per \$1,000 of assessed valuation annually. A contract must be approved by the mayor or city manager in a city or the board of selectmen in a town, the local planning board, and the state Dept. of Community Affairs.
- 29 Sales and use tax exemption on industrial machinery, equipment and computers and on energy used in processing.
- 30 City or county governing bodies may exempt all or any portion of buildings, land and associated tangible personal property used exclusively by a business for (a) manufacturing, (b) conducting research and development, or (c) storing goods or commodities which are sold or traded in interstate commerce. Applies to expansions if new employment created. An exemption up to 10 years is allowed.
- 31 In Maryland, exemption may be applicable at the county or local level. In Tennessee, exemption is applicable to plants financed with industrial revenue bonds. In Virginia, localities have the option of totally or partially exempting pollution control, recycling, solar energy and energy conversion equipment and facilities. In Florida, the exemption is a local option, and school and special district taxes are excluded from the exemption.
- 32 Allows full deduction of federal income tax paid from taxable income.
- 33 Exemption applicable to all new capital improvements.
- 34 Allowed except for sales/use tax when purchased for use as an ingredient in tangible personal property for sale.
- 35 Machinery, equipment and inventory are exempt from local property tax. Inventory, machinery and equipment are subject to a levy at the state level of \$2.60 per \$1,000 valued at federal adjusted basis.
- 36 10-year partial property tax abatement in designated areas of all cities and towns for renovation or new construction of facilities.
- 37 R&D equipment is classified as manufacturer's machinery and equipment and, as such, is eligible for tax exemptions.
- 38 Income tax credit for tax paid.
- 39 New research and development activities are exempt from certain taxes for five years.
- 40 All sales and use taxes paid on capital equipment used in new and expanded production capacity are refunded.
- 41 State does not collect sales/use tax.
- 42 Machinery, equipment, replacement parts, materials, tools and fuel used directly and exclusively in an industrial plant, in furnishing power to an industrial plant or a corporation engaged primarily in research and development, and in agricultural production and commercial fishing are exempt from sales and use taxes.
- 43 Corporations claiming TJTC tax credits on federal tax returns may treat these claims as deductible expenses on the state corporate excise tax. In addition, in the state's apportionment formula, the method by which Massachusetts calculates the allocated net income for multi-state corporations, a ceiling has been placed on the amount allocated to the payroll factor so that the entire payroll is not counted for taxation purposes. This ceiling, set at the 1972 payroll level, plus 5% of actual payroll, whichever is greater, eases the financial burden of new corporations, whose allocated payroll starts with 75% of actual payroll.
- 44 Virginia does not tax a manufacturer's inventory. Localities have the option of taxing merchant's inventories. Foreign trade zones also provide for exemptions on imported goods that still have import status, or goods scheduled for export.
- 45 For selected industries.
- 46 Tax credits include: 5% of first \$350 million (4% of amounts over \$350 million or for amounts invested under the personal income tax) invested in new production and pollution-control facilities. Firms maintaining or increasing employment in the state are eligible for an additional credit of 1.5% to 2.5%, depending on the number of new jobs created, for two

- years succeeding the original investment. In Empire Zones, investment tax credit is 10%, and employment incentive credit is 3% per year for three years succeeding the investment. Businesses creating jobs in an Empire Zone may be eligible for a wage tax credit for 5 years, equal to \$1,500 per job (\$3,000 per job for certain targeted workers).
- 47 A credit against the corporate franchise tax is available at 9% of the cost or other basis for federal income tax purposes of qualified research and development tangible property; the research and development credit under the personal income tax is 7%. Research and development tax credit is taken in lieu of investment tax credit. In addition, machinery and equipment used in research and development is exempt from sales tax.
- 48 Tangible and intangible personal property is not subject to ad valorem taxes.
- 49 In general, Massachusetts follows federal tax provisions in allowing corporations to expense R&D expenditures. There is also a five-year tax exemption on gross income derived from the development in the state of patents useful for energy conservation or activities. Corporations making donations of scientific equipment to institutions of higher education in the state are allowed an additional deduction of 25% of the federal charitable deduction for gifts of qualified scientific property on the Massachusetts corporate excise tax. Manufacturers are exempt from sales/use tax for gifts of scientific equipment to educational institutions.
- 50 Refundable if the equipment is bought for a new or expanding manufacturer.
- 51 In Oregon, exemption is allowed while facility is under construction only.
- 52 Tax credits allowed to manufacturers and processors for goods in process.
- 53 Allows all federal exemptions and deduction of federal income tax paid. In Kansas, taxpayer has the option to deduct federal income tax liability.
- 54 Capital stock and franchise tax.
- 55 Exclusion of tangible personal property from taxation at local level. State has no inventory tax.
- 56 Credits against corporate income tax for recycling equipment and some employees hired in Urban Enterprise Zones.
- 57 In Florida there is an exemption from the sales and use tax for manufacturing machinery and equipment for new businesses. Existing businesses must increase productive output by 5% to claim the exemption. However, all manufacturing machinery and equipment purchases for the silicon technology, defense and space industries are completely exempt from the sales and use tax.
- 58 10-year annexation or de-annexation exemption.
- 59 Allowable depreciation is similar or identical to that permitted under federal laws. Depreciation is accelerated even more for certain types of manufacturing equipment.
- 60 Nevada does not have such an exemption. But manufacturers with resale certificates do not pay sales/ use tax on raw materials used in manufacturing.
- 62 A credit is allowed for sales tax paid on energy.
- 63 One of many incentives available within Maryland's 24 enterprise zones.
- 64 There are reduced rates available for the first three years to new qualifying industry.
- 65 Delaware corporations are not liable for personal income tax.
- 66 Exempt if inventory destined for out of state.
- 67 For qualifying companies.
- 68 Tax credits are available.
- 69 Minnesota exempts corporate income tax, property tax, sales tax and investment earnings taxes in selected Job Opportunity Building Zones, in rural Minnesota and for selected biotechnology companies.
- 70 No sales or use tax on machinery or repairs.
- 71 Personal income tax exemption on wages only.
- 72 Exempt from local taxes. In Kentucky, exemption does not apply to finished-goods inventories.
- 73 Exemption applicable to raw materials and inprocess goods only.
- 74 Available in enterprise zones, military reuse zones and foreign-trade zones.
- 75 60% capital gains exclusion.
- 76 Corporate franchise tax or personal income tax credit for a portion of personal property tax paid on new machinery/equipment.
- 77 Sales tax exemption when used directly in manufacturing. Property tax exemption when located in enterprise zone. Pollution-control equipment and energy-conservation facilities, wherever located, are exempt from property tax.
- 78 Applies to inventory located in enterprise zones and foreign trade zones.
- 79 Exempt from sales/use tax. Exempt from property tax if located in enterprise zone or foreign trade zone.
- 80 Business located in enterprise zones are eligible for property tax abatement and corporate franchise tax credit.
- 81 Payroll and property used for R&D are excluded from corporate franchise tax apportionment formula.
- 82 In Washington, tax is deferred. In Texas, exemption applies only to manufacturing and processing equipment.
- 84 Income-tax credit for creation of jobs/investment.
- 85 Oregon has no inventory tax.
- 86 Credit of 1% for investment in qualified depreciable property over \$50,000 placed in service or credit of \$500 per new full-time employee, whichever is greater. For investments over \$40 million, credit rises to 2% or \$1,000 per new employee. Credit is doubled in enterprise zones.
- 87 Michigan Economic Growth Authority.
- 88 Incentives allow 100% credit against state corporate income tax.
- 89 Incentives allow certain employers to keep state income tax withholdings, with employees receiving an equal credit.
- 90 Virginia has a job creation tax credit available to any qualified company that creates more than 100 jobs in a 12-month period. Tax credits of \$1,000 per job are available for each job created over the initial 100. In economically distressed areas and enterprise zones, the required threshold is lowered to 50 jobs.
- 91 Tax incentives for investment are available in the following areas: investment occurring in an established Enterprise Zone, investment in certified recycling equipment, and investment in clean-fuel vehicles.
- 92 Localities in Virginia have the ability to establish technology zones by ordinance to attract targeted industries by offering local tax benefits and certain regulatory flexibility. Each locality designs and administers its own program.
- 93 Exemptions are available statewide as follows: Purchases of manufacturing equipment or machine tools of over \$500, component parts, fuels and electricity, ink and newsprint, aircraft parts used in general maintenance, interstate long distance telephone charges, farm equipment and machinery, and packaging materials are exempt from state sales and use tax. State sales and use taxes paid on the sale, storage, use or consumption of tangible personal property to be used in Colorado directly and predominantly in research and development of biotechnology are refundable.
- 94 Exemption for royalties derived from patents, copyrights and trade secrets arising from a "Qualified High Technology Business".
- 95 Exemption for income received from stock options by employee, officer or director of a "Qualified High Technology Business"
- 96 100% non-refundable income tax credit up to \$2 million over 5 years for investment in a "Qualified High Technology Business".
- 97 \$4,500 per job; Applied to both franchise and excise tax; Must create 25 jobs and increase capital investment by \$500,000 in qualified business enterprise within an investment period; May be carried forward 15 years; The credit will offset up to 50% of the total franchise and excise tax liability.
- 98 No exemption — However WV has a tax credit equal to 5% of qualified capital invested in depreciable capital assets is pro-rated for use over a ten-year period to offset up to 60% of annual tax liability. An alternative 20% capital investment tax credit, tied to a minimum employment increase of 20 FTE employees, is pro-rated for use over a 10-year period to offset up to 80% (100% if the median compensation of employees equals or exceeds the statewide average salary) of annual tax liability attributable to the qualified investment.
- 99 No exemption — However WV has a 20% capital investment tax credit, tied to a minimum employment increase of 20 FTE employees, is pro-rated for use over a 10-year period to offset up to 80% (100% if the median compensation of employees equals or exceeds the statewide

- average salary) of annual business profit tax liability attributable to the qualified investment.
- 100 Finished manufactured goods and goods in transit held in WV for delivery outside of the State are exempt from the property tax.
- 101 No exemption — However WV has a special valuation provision whereby property tax liability is reduced by 95% for a period of 10 years on certified capital additions of \$50 million or more to an existing manufacturing facility with an original cost value of \$100 million or more. Land is excluded from the special valuation provision.
- 102 The 5 for 10 program was expanded somewhat in recent legislative sessions to apply to \$10 million or more in expansion to an existing downstream chemical/plastics manufacturer that uses ethylene as a raw material. Special property tax valuation — Investments greater than \$50M in a manufacturing facility having \$100M or more of preexisting investment in place prior to the new investment are valued at 5% of cost of the new investment for property tax purposes. For capital additions certified on or after July 1, 2011, the value of the land before any improvements is subtracted from the value of the capital addition, and the unimproved land value is not given salvage value treatment.
- For facilities classified with NAICS code 211112 (natural gas fractionating), and for manufacturing facilities that use product produced at a facility with code number 211112, the 5% valuation is available for investments greater than \$10M in a facility having \$20M or more of preexisting investment in place prior to the new investment.
- The 5% valuation is available for investments in certain property having a combined original cost that exceeds \$2 billion, relating, as specified, to facilities classified with NAICS code 211112.
- 103 A 20% capital investment tax credit, tied to a minimum employment increase of 20 FTE employees, is pro-rated for use over a 10-year period to offset up to 80% (100% if the median compensation of employees equals or exceeds the statewide average salary) of annual tax liability (i.e., both income tax and business franchise tax) attributable to the qualified investment.
- 104 A tax credit equal to 5% of qualified capital investment in depreciable capital assets and land is pro-rated for use over a 10-year period to offset up to 60% of annual tax liability for corporation net income tax and business franchise tax.
- 105 There is a sales and use tax exemption for purchases of tangible personal property directly used in research and development. Also, WV has a tax credit equal to the greater of 3% of total qualified research and development expenditures or 10% of the amount of qualified research and development expenditures in excess of a 3-year base level may be used to offset up to 100% of tax liability for business franchise tax, corporate income tax and personal income tax on flow-through income. Excess credits may be carried over for a period of up to 10 years.
- 106 West Virginia generally follows federal law with regard to accelerated depreciation, including both the Section 179 expensing and bonus depreciation provisions. In addition, qualified pollution abatement equipment can be expensed for corporate net income tax purposes in the year such property is placed into service in West Virginia.
- 107 Quality Jobs and Enterprise Zone programs allow sales tax rebate or a 1.5% Refundable Investment Tax Credit.
- 108 Louisiana has Tax Equalization Program to make its taxes as low as any competing state.
- 109 Louisiana's Research and Development Tax Exemption is Refundable.
- 110 Unless the purchase falls under the manufacturing exemption, Pennsylvania does not have a specific exemption for new equipment purchases.
- 111 Assets used in Manufacturing, Processing, and Research and Development are exempt in the calculation of the Capital Stock Tax and Foreign Franchise Tax. Tax credits are available for real and tangible personal property located in a keystone Opportunity zone.
- 112 Does not allow deduction for additional depreciation under IRC Sec 168(k). Deduction of 3/7 of the IRC Sec 167 Depreciation on assets on which the taxpayer deducted the additional depreciation, up to the amount of the disallowed expense, is allowed. Deduction is also allowed for any disallowed additional depreciation not recovered over the life of the property at the time of disposition of the asset.
- 113 Subchapter S Corporations must make a separate election for PA-S Corporation Status. This election must be filed with 75 days of the beginning of the first period for which the election is to be in effect.
- 114 Article 3J tax credits for growing businesses; The state also offers single sales factor for >\$1B investment.
- 116 North Carolina collects no state level property taxes; property tax grants are available from local governments.
- 117 Industrial machinery and equipment are exempt from sales and use tax but are subject to a privilege tax.
- 118 Maine returns a portion of individual's income tax to the employer as part of its Employee Tax Increment Financing (ETIF).
- 119 Municipalities in Maine have the option of offering Tax Increment Financing (TIF) to employers, return all or a portion of property tax obligation.
- 120 Unless specifically prohibited, an S corporation, LLC taxed as a partnership or a partnership that qualifies for a credit, may pass through the credit earned to each shareholder, member or partner, as applicable.
- 121 South Carolina does not have state property taxes. Corporations locating new manufacturing or R&D facilities or making additions costing \$50,000 or more or corporations locating new or expanding existing corporate office, HQ or distribution facilities costing \$50,000 or more and creating 75 or more full-time jobs receive a five year exemption from county property taxes.
- 122 New Hampshire offers up to \$200,000 tax credit based on job creation and capital investment.
- 123 The Freeport exemption applies to exempt finished manufactured goods destined for delivery outside of WV from the property tax. For non-Freeport inventories, there is no property tax exemption. However WV has a tax credit against the corporation net income tax and business franchise tax in the amount of property tax paid on raw materials and other manufacturing inventories in WV.
- 124 Purchases of tangible personal property directly used in manufacturing are exempt from the sales and use tax.
- 125 Goods and tangible personal property directly used in manufacturing are exempt from the sales and use tax. Also, there is a tax credit against the corporate net income tax and business franchise tax in the amount of property tax paid on raw materials, goods in process and other manufacturing inventories in WV.
- 126 The Qualified Business Investment Tax Credit allows credit against individual income tax for investments made by individuals worth 25% or the amount invested or \$50,000, whichever is less.
- 127 There is no state inventory tax.
- 129 Industrial machinery and equipment are exempt from sales and use tax but are subject to a privilege tax.
- 130 Manufacturers' raw materials are excluded from taxation.
- 131 Article 3J Tax Credits for Growing Business
- 132 Article 3F Tax Credits for Research and Development
- 133 Accelerated depreciation schedules for high-tech equipment.
- 134 Commercial and industrial machinery and equipment acquired by qualified purchase or lease or transferred into the state is exempt from state and local property tax by state law. The exemption pertains to machinery and equipment used in the expansion of an existing facility or the establishment of a new facility. The exemption covers machinery and equipment used in manufacturing or warehousing/distribution, commercial equipment, computers, desks and chairs, copiers and fax machines.
- 135 Use of Kentucky Coal.
- 136 Cities may exempt manufacturing from property tax for up to 5 years.
- 137 Limited to manufacturing equipment.
- 138 Kentucky offers tax credits not tax exemption.
- 139 Sales/use tax exemption, Ad Valorem tax exemption in Louisiana.
- 140 Exemption only applicable to manufacturers.