

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009

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HOUSE BILL 592

Short Title: Expand Mill Rehabilitation Tax Credit. (Public)

Sponsors: Representatives E. Warren, McLawhorn, Williams (Primary Sponsors); Faison and Harrison.

Referred to: Commerce, Small Business, and Entrepreneurship, if favorable, Finance.

March 16, 2009

1 A BILL TO BE ENTITLED
2 AN ACT TO EXPAND THE MILL REHABILITATION TAX CREDIT.
3 The General Assembly of North Carolina enacts:

4 **SECTION 1.** G.S. 105-129.70 is amended by adding new subdivisions to read:

5 "**§ 105-129.70. Definitions.**

6 The following definitions apply in this Article:

7 ...

8 (8a) Redevelopment certification. – A certification by the Secretary of Commerce
9 that the taxpayer is renovating or rehabilitating a redevelopment site as part
10 of an improvement project. The certification must include the location of the
11 redevelopment site, the amount of acreage involved in the project
12 description of the improvement project, the actual or projected
13 redevelopment expenses for the project, and when the redevelopment site
14 was or will be placed in service.

15 (8b) Redevelopment expenses. – Expenses or capital expenditures incurred in the
16 rehabilitation or renovation of a redevelopment site, including demolition of
17 existing buildings in compliance with an order of the building inspector
18 pursuant to G.S. 160A-429, an order of the public officer pursuant to
19 G.S. 160A-439, or an ordinance of the governing body pursuant to
20 G.S. 160A-439; environmental remediation; site improvements; and
21 construction costs for new buildings and other improvements on the
22 redevelopment site. The term does not include the cost of acquiring the
23 redevelopment site or the cost of personal property located at the
24 redevelopment site.

25 (8c) Redevelopment site. – A site located in this State that satisfies each of the
26 following conditions:

27 a. It was used as a manufacturing facility or for purposes ancillary to
28 manufacturing, as a warehouse for selling agricultural products, or as
29 a public or private utility.

30 b. It has or previously had buildings collectively in excess of 50,000
31 square feet prior to ceasing primary operations.

32 c. It has been at least eighty percent (80%) vacant for a period of at
33 least two years immediately preceding the date the redevelopment
34 certification is made.

35"



1 **SECTION 2.** Article 3H of Chapter 105 of the General Statutes is amended by
2 adding a new section to read:

3 **"§ 105-129.72A. Credit for redeveloped mill property.**

4 (a) Credit. – A taxpayer who incurs at least three million dollars (\$3,000,000) in
5 redevelopment expenses with respect to a redevelopment site is allowed a credit equal to a
6 percentage of the redevelopment expenses. The entire credit may not be taken for the taxable
7 year in which the property is placed in service, but must be taken in five equal installments
8 beginning with the taxable year in which the property is placed in service. When the
9 redevelopment site is placed into service in two or more phases in different years, the amount
10 of credit that may be claimed in a year is the amount based on the redevelopment expenses
11 associated with the phase placed into service during that year. In order to be eligible for a credit
12 allowed by this Article, the taxpayer must provide to the Secretary of Revenue a copy of the
13 redevelopment certification. For a redevelopment site located in a development tier one or two
14 area, determined as of the date of the redevelopment certification, the amount of the credit is
15 equal to twenty percent (20%) of the redevelopment expenses. No credit is allowed for a site
16 located in a development tier three area.

17 (b) Allocation. – Notwithstanding the provisions of G.S. 105-131.8 and
18 G.S. 105-269.15, a pass-through entity that qualifies for the credit provided in this section may
19 allocate the credit among any of its owners in its discretion as long as an owner's adjusted basis
20 in the pass-through entity, as determined under the Code, at the end of the taxable year in
21 which the redevelopment site is placed in service, is at least forty percent (40%) of the amount
22 of credit allocated to that owner. Owners to whom a credit is allocated are allowed the credit as
23 if they had qualified for the credit directly. A pass-through entity and its owners must include
24 with their tax returns for every taxable year in which an allocated credit is claimed a statement
25 of the allocation made by the pass-through entity and the allocation that would have been
26 required under G.S. 105-131.8 or G.S. 105-269.15.

27 (c) Forfeiture for Change in Ownership. – If an owner of a pass-through entity that has
28 qualified for the credit allowed under this section disposes of all or a portion of the owner's
29 interest in the pass-through entity within five years from the date the redevelopment site is
30 placed in service and the owner's interest in the pass-through entity is reduced to less than
31 two-thirds of the owner's interest in the pass-through entity at the time the redevelopment site
32 was placed in service, the owner forfeits a portion of the credit. The amount forfeited is
33 determined by multiplying the amount of credit by the percentage reduction in ownership and
34 then multiplying that product by the forfeiture percentage. The forfeiture percentage equals the
35 recapture percentage found in the table in section 50(a)(1)(B) of the Code. The remaining
36 allocable credit is allocated equally among the five years in which the credit is claimed.

37 (d) Exceptions to Forfeiture. – Forfeiture as provided in subsection (c) of this section is
38 not required if the change in ownership is the result of any of the following:

39 (1) The death of the owner.

40 (2) A merger, consolidation, or similar transaction requiring approval by the
41 shareholders, partners, or members of the taxpayer under applicable State
42 law, to the extent the taxpayer does not receive cash or tangible property in
43 the merger, consolidation, or other similar transaction.

44 (e) Liability from Forfeiture. – A taxpayer or an owner of a pass-through entity that
45 forfeits a credit under this section is liable for all past taxes avoided as a result of the credit plus
46 interest at the rate established under G.S. 105-241.21, computed from the date the taxes would
47 have been due if the credit had not been allowed. The past taxes and interest are due 30 days
48 after the date the credit is forfeited. A taxpayer or owner of a pass-through entity that fails to
49 pay the taxes and interest by the due date is subject to the penalties provided in G.S. 105-236.

1 (f) No Double Credit. – A taxpayer that claims any other credit allowed under this
2 Article with respect to a redevelopment site may not take the credit allowed in this section with
3 respect to the same site."
4 **SECTION 3.** This act is effective for taxable years beginning on or after January 1,
5 2009.