North Dakota®
LEGENDARY

RENAISSANCE ZONE PROGRAM

RENAISSANCE ZONE PROGRAM DEVELOPING DOWNTOWNS

The Renaissance Zone Program currently includes 58 cities across North Dakota. Since 1999, over 1,300 projects have been approved and over 1,000 have been completed. The Renaissance Zone Program helps create and retain jobs, businesses and residents.

The Renaissance Zone Program works to encourage reinvestment and redevelopment in downtown areas to enhance business and improve housing.

The Renaissance Zone Program is a tool for community redevelopment and economic investment that incorporates tax incentives to business and residential properties. The Renaissance Act, created by the 56th Legislative Assembly, made it possible for North Dakota cities to create Renaissance Zones within their jurisdiction.

RENAISSANCE ZONE SIZES

The size of the zone depends on city population.

- 34 city blocks in cities with a population of up to 5,000
- One additional block granted for each additional 5,000 in population
- Maximum size 49 blocks

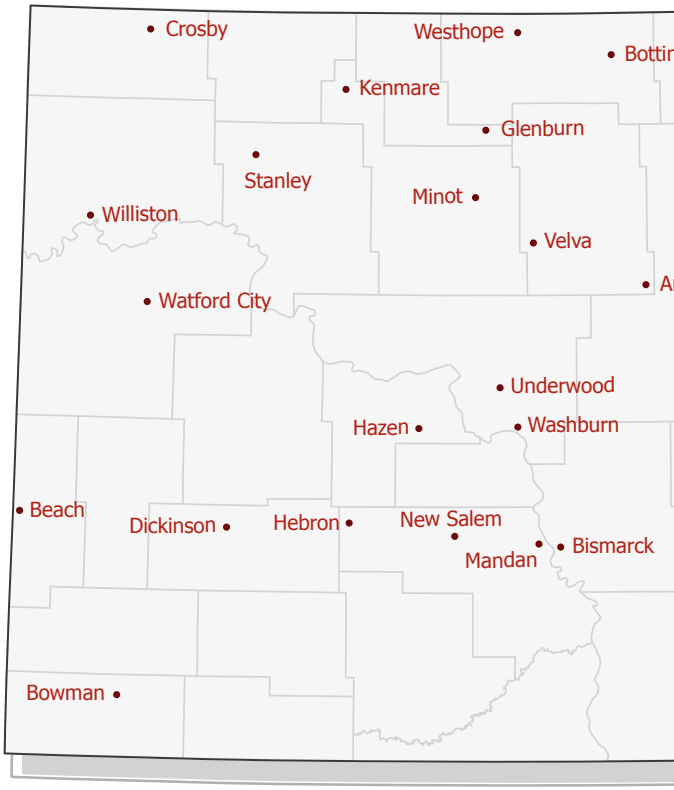
The majority of the zone must be contiguous. However, cities are allowed to have one "island" that includes up to three city blocks. The three-block island is taken out of the total block allotment.

PROJECT REQUIREMENTS

Development of a renaissance zone includes:

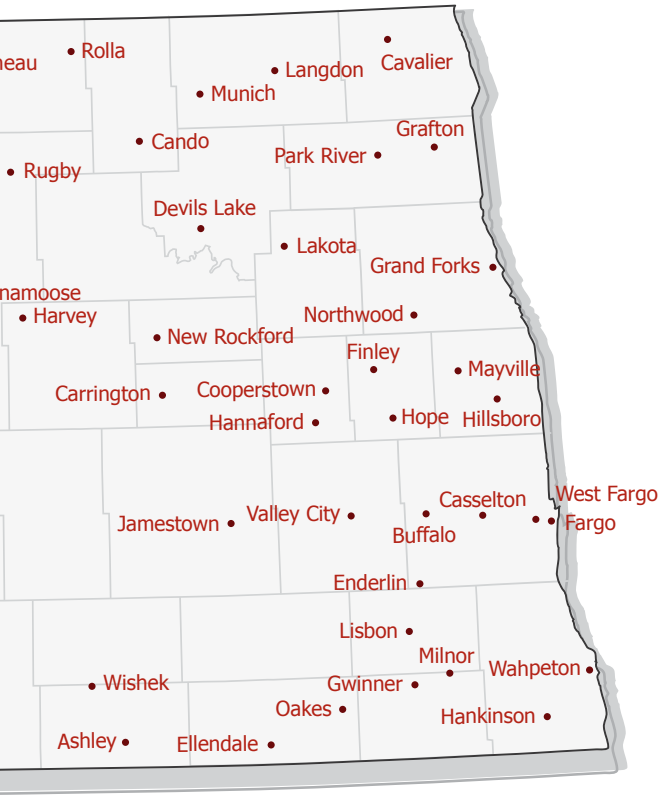
- A comprehensive or strategic plan
- Creation of a development plan
- Public input from at least one public hearing
- Letters of support from the county and school district
- A resolution adopted by the city to provide the tax exemptions and credits permitted in the program

NORTH DAKOTA CITIES WITH RENAISSANCE ZONES



Updated April 2015

From Beach to Fargo, Renaissance Zones benefit cities of all sizes.


Rolla
Langdon
Cavalier
Munich
Grafton
Cando
Park River
Rugby
Devils Lake
Lakota
Grand Forks
Harvey
Northwood
New Rockford
Finley
Mayville
Carrington
Cooperstown
Hannaford
Hope
Hillsboro
West Fargo
Casselton
Jamestown
Valley City
Fargo
Buffalo
Enderlin
Lisbon
Milnor
Wahpeton
Wishek
Gwinner
Oakes
Hankinson
Ashley
Ellendale

TYPES OF RENAISSANCE ZONE PROJECTS

- Renovations
- Rehabilitation
- Lease hold improvements
- Purchase
- Purchase (new construction)
- Lease
- Public utility infrastructure

More information can be found at **NDRZ.ND.gov**.

TAX INCENTIVES

- Up to $500,000 of income exempted annually on income derived at an approved zone business project (5 year maximum)
- Property tax exemptions for commercial and residential properties for up to five years
- Up to a $10,000 tax credit per year for five years on qualified single-family homes (maximum $50,000)
- 25 percent tax credit available for historic property on the amount invested (maximum $250,000)
- Transferable credits and exemptions upon selling or leasing a single-family home and/or business

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