

1 AN ACT relating to tax increment financing.

2 ***Be it enacted by the General Assembly of the Commonwealth of Kentucky:***

3 ➔Section 1. KRS 154.30-010 is amended to read as follows:

4 As used in this subchapter:

5 (1) "Activation date" means:

6 (a) For all projects except those described in paragraph (b) of this subsection, the  
7 date established any time within a two (2) year period after the  
8 commencement date. The Commonwealth may extend the two (2) year period  
9 to no more than four (4) years upon written application by the agency  
10 requesting the extension; and

11 (b) For signature projects approved under KRS 154.30-050(2)(a), the date  
12 established any time within a ten (10) year period after the commencement  
13 date.

14 For all projects established after July 14, 2018, the activation date is the date on  
15 which the time period for the pledge of incremental revenues shall commence. To  
16 implement the activation date, the minimum capital investment must be met and the  
17 agency that is a party to the tax incentive agreement shall notify the office;

18 (2) "Agency" means:

19 (a) An urban renewal and community development agency established under  
20 KRS Chapter 99;

21 (b) A development authority established under KRS Chapter 99;

22 (c) A nonprofit corporation;

23 (d) A housing authority established under KRS Chapter 80;

24 (e) An air board established under KRS 183.132 to 183.160;

25 (f) A local industrial development authority established under KRS 154.50-301  
26 to 154.50-346;

27 (g) A riverport authority established under KRS 65.510 to 65.650; or

- 1 (h) A designated department, division, or office of a city or county;
- 2 (3) "Approved public infrastructure costs" means costs associated with the acquisition,  
3 installation, construction, or reconstruction of public works, public improvements,  
4 and public buildings, including planning and design costs associated with the  
5 development of such public amenities. "Approved public infrastructure costs"  
6 includes but is not limited to costs incurred for the following:
- 7 (a) Land preparation, including demolition and clearance work;
- 8 (b) Buildings;
- 9 (c) Sewers and storm drainage;
- 10 (d) Curbs, sidewalks, promenades, and pedways;
- 11 (e) Roads;
- 12 (f) Street lighting;
- 13 (g) The provision of utilities;
- 14 (h) Environmental remediation;
- 15 (i) Floodwalls and floodgates;
- 16 (j) Public spaces or parks;
- 17 (k) Parking;
- 18 (l) Easements and rights-of-way;
- 19 (m) Transportation facilities;
- 20 (n) Public landings;
- 21 (o) Amenities, such as fountains, benches, and sculptures; and
- 22 (p) Riverbank modifications and improvements;
- 23 (4) "Approved signature project costs" means:
- 24 (a) The acquisition of land for portions of the project that are for infrastructure;  
25 and
- 26 (b) Costs associated with the acquisition, installation, development, construction,  
27 improvement, or reconstruction of infrastructure, including planning and

- 1 design costs associated with the development of infrastructure, including but  
2 not limited to parking structures, including portions of parking structures that  
3 serve as platforms to support development above;
- 4 that have been determined by the commission to represent a unique challenge in the  
5 financing of a project such that the project could not be developed without  
6 incentives intended by this chapter to foster economic development;
- 7 (5) "Authority" means the Kentucky Economic Development Finance Authority  
8 established by KRS 154.20-010;
- 9 (6) "Capital investment" means:
- 10 (a) Obligations incurred for labor and to contractors, subcontractors, builders, and  
11 materialmen in connection with the acquisition, construction, installation,  
12 equipping, and rehabilitation of a project;
- 13 (b) The cost of acquiring land or rights in land within the development area on the  
14 footprint of the project, and any cost incident thereto, including recording  
15 fees;
- 16 (c) The cost of contract bonds and of insurance of all kinds that may be required  
17 or necessary during the course of acquisition, construction, installation,  
18 equipping, and rehabilitation of a project which is not paid by the contractor  
19 or contractors or otherwise provided;
- 20 (d) All costs of architectural and engineering services, including test borings,  
21 surveys, estimates, plans, specifications, preliminary investigations,  
22 supervision of construction, and the performance of all the duties required by  
23 or consequent upon the acquisition, construction, installation, equipping, and  
24 rehabilitation of a project;
- 25 (e) All costs that are required to be paid under the terms of any contract for the  
26 acquisition, construction, installation, equipping, and rehabilitation of a  
27 project; and

- 1 (f) All other costs of a nature comparable to those described in this subsection  
2 that occur after preliminary approval;
- 3 (7) "City" means any city, consolidated local government, or urban-county  
4 government;
- 5 (8) "Commencement date" means the final approval date or the date on which a tax  
6 incentive agreement is executed;
- 7 (9) "Commonwealth" means the Commonwealth of Kentucky;
- 8 (10) "County" means any county, consolidated local government, charter county, unified  
9 local government, or urban-county government;
- 10 (11) "CPI" means the nonseasonally adjusted Consumer Price Index for all urban  
11 consumers, all items, base year computed for 1982 to 1984 equals one hundred  
12 (100), published by the United States Department of Labor, Bureau of Labor  
13 Statistics;
- 14 (12) "Department" means the Department of Revenue;
- 15 (13) "Development area" means an area established under KRS 65.7049, 65.7051, and  
16 65.7053;
- 17 (14) "Economic development projects" means projects which are approved for tax  
18 credits under Subchapter 20, 22, 23, 24, 25, 26, 27, 28, 34, or 48 of KRS Chapter  
19 154;
- 20 (15) "Financing costs" means principal, interest, costs of issuance, debt service reserve  
21 requirements, underwriting discount, costs of credit enhancement or liquidity  
22 instruments, and other costs directly related to the issuance of bonds or debt for  
23 approved public infrastructure costs or approved signature project costs for projects  
24 approved pursuant to KRS 154.30-050;
- 25 (16) "Footprint" means the actual perimeter of a discrete, identified project within a  
26 development area. The footprint shall not include any portion of a development area  
27 outside the area for which actual capital investments are made and must be

1 contiguous;

2 (17) "Governing body" means the body possessing legislative authority in a city or  
3 county;

4 (18) "Increment bonds" means bonds and notes issued for the purpose of paying the  
5 costs of one (1) or more projects;

6 (19) "Incremental revenues" means:

7 (a) The amount of revenues received by a taxing district, as determined by  
8 subtracting old revenues from new revenues in a calendar year with respect to  
9 a development area, or a project within a development area; or

10 (b) The amount of revenues received by the Commonwealth as determined by  
11 subtracting old revenues from new revenues in a calendar year with respect to  
12 the footprint;

13 (20) "Local participation agreement" means the agreement entered into under KRS  
14 65.7063;

15 (21) "Local tax revenues" has the same meaning as in KRS 65.7045;

16 **(22) "Modified new revenues for income tax" means the amount of individual income**  
17 **tax included in state tax revenues that is:**

18 **(a) The result of multiplying the portion of state tax revenues from individual**  
19 **income taxes by the modifier;**

20 **(b) Used for calculating state tax revenues in a calendar year beginning on or**  
21 **after January 1, 2023; and**

22 **(c) For projects approved prior to January 1, 2023;**

23 **(23) "Modifier" means the result of dividing the individual income tax rate of five**  
24 **percent (5%), in effect as of December 31, 2022, by the individual income tax rate**  
25 **under KRS 141.020 for the calendar year in which the new revenues for income**  
26 **tax are being computed;**

27 **(24)**~~(22)~~ "New revenues" means:

1 (a) The amount of local tax revenues received by a taxing district with respect to  
 2 a development area in any calendar year beginning with the year in which the  
 3 activation date occurred; **and**

4 (b) The amount of state tax revenues received by the Commonwealth with respect  
 5 to the footprint in any calendar year beginning with the year in which the  
 6 activation date occurred. ~~;~~

7 **For projects approved prior to January 1, 2023, any state tax revenues**  
 8 **received by the Commonwealth from individual income tax shall be**  
 9 **computed using modified new revenues for income tax;**

10 ~~(25)~~~~(23)~~ "Old revenues" means:

11 (a) The amount of local tax revenues received by a taxing district with respect to  
 12 a development area as of December 31 of the year of preliminary approval; or

13 (b) 1. The amount of state tax revenues received by the Commonwealth within  
 14 the footprint as of December 31 of the year of preliminary approval. If  
 15 the authority determines that the amount of state tax revenues received  
 16 as of December 31 of the last calendar year prior to the commencement  
 17 of preliminary approval does not represent a true and accurate depiction  
 18 of revenues, the authority may consider revenues for a period of no  
 19 longer than three (3) calendar years prior to the year of preliminary  
 20 approval, so as to determine a fair representation of state tax revenues.  
 21 The amount determined by the authority shall be specified in the tax  
 22 incentive agreement. If state tax revenues were derived from the  
 23 footprint prior to the year of preliminary approval, old revenues shall  
 24 increase each calendar year by:

25 a. The percentage increase, if any, of the CPI or a comparable index;  
 26 or

27 b. An alternative percentage increase that is determined to be

1 appropriate by the authority.

2 The method for increasing old revenues shall be set forth in the tax  
3 incentive agreement;

4 2. If state revenues were derived from the footprint prior to the year of  
5 preliminary approval, the calculation of incremental revenues shall be  
6 based on the value of old revenues as increased using the method  
7 prescribed in subparagraph 1. of this paragraph to reflect the same  
8 calendar year as is used in the determination of new revenues;

9 ~~(26)~~~~(24)~~ "Outstanding" means increment bonds that have been issued, delivered, and  
10 paid for by the purchaser, except any of the following:

11 (a) Increment bonds canceled upon surrender, exchange, or transfer, or upon  
12 payment or redemption;

13 (b) Increment bonds in replacement of which or in exchange for which other  
14 increment bonds have been issued; or

15 (c) Increment bonds for the payment, redemption, or purchase for cancellation  
16 prior to maturity, of which sufficient moneys or investments, in accordance  
17 with the ordinance or other proceedings or any applicable law, by mandatory  
18 sinking fund redemption requirements, or otherwise, have been deposited, and  
19 credited in a sinking fund or with a trustee or paying or escrow agent, whether  
20 at or prior to their maturity or redemption, and, in the case of increment bonds  
21 to be redeemed prior to their stated maturity, notice of redemption has been  
22 given or satisfactory arrangements have been made for giving notice of that  
23 redemption, or waiver of that notice by or on behalf of the affected bond  
24 holders has been filed with the issuer or its agent;

25 ~~(27)~~~~(25)~~ "Preliminary approval" means the action taken by the authority preliminarily  
26 approving an eligible project for incentives under this subchapter;

27 ~~(28)~~~~(26)~~ "Project" means any property, asset, or improvement located in a development

1 area and certified by the governing body as:

2 (a) Being for a public purpose; and

3 (b) Being for the development of facilities for residential, commercial, industrial,  
4 public, recreational, or other uses, or for open space, including the  
5 development, rehabilitation, renovation, installation, improvement,  
6 enlargement, or extension of real estate and buildings; and

7 (c) Contributing to economic development or tourism; and

8 (d) Meeting the additional requirements established by KRS 154.30-040, 154.30-  
9 050, or 154.30-060;

10 ~~(29)~~~~(27)~~ "Signature project" means a project approved under KRS 154.30-050;

11 ~~(30)~~~~(28)~~ "State real property ad valorem tax" means real property ad valorem taxes  
12 levied under KRS 132.020(1)(a);

13 ~~(31)~~~~(29)~~ "State tax revenues" means revenues received by the Commonwealth from  
14 one (1) or more of the following sources:

15 (a) State real property ad valorem taxes;

16 (b) Individual income taxes levied under KRS 141.020, other than individual  
17 income taxes that have already been pledged to support an economic  
18 development project within the development area;

19 (c) Corporation income taxes levied under KRS 141.040, other than corporation  
20 income taxes that have already been pledged to support an economic  
21 development project within the development area;

22 (d) Limited liability entity taxes levied under KRS 141.0401, other than limited  
23 liability entity taxes that have already been pledged to support an economic  
24 development project within the development area; and

25 (e) Sales taxes levied under KRS 139.200, excluding sales taxes already pledged  
26 for:

27 1. Approved tourism attraction projects, as defined in KRS 148.851, within



- 1                   the development area; and
- 2                   2.    Projects which are approved for sales tax refunds under Subchapter 20
- 3                   of KRS Chapter 154 within the development area;
- 4    (32)~~(30)~~ "Tax incentive agreement" means an agreement entered into in accordance
- 5                   with KRS 154.30-070; and
- 6    (33)~~(31)~~ "Termination date" means:
- 7           (a)   For a tax incentive agreement satisfying the requirements of KRS 154.30-040
- 8                   or 154.30-060, a date established by the tax incentive agreement that is no
- 9                   more than twenty (20) years from the activation date. However, the
- 10                  termination date for a tax incentive agreement shall in no event be more than
- 11                  forty (40) years from the establishment date of the development area to which
- 12                  the tax incentive agreement relates; and
- 13           (b)   For a project grant agreement satisfying the requirements of KRS 154.30-050,
- 14                   a date established by the tax incentive agreement that is no more than thirty
- 15                   (30) years from the activation date. However, the termination date for a tax
- 16                   incentive agreement shall in no event be more than forty (40) years from the
- 17                   establishment date of the development area to which the tax incentive
- 18                   agreement relates.