

File With  
the County  
Assessor on or  
Before July 1

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

City Where TIF Project is Located

Number of Years for Project

Name of TIF Project

Redevelopment Plan Type

Standard

Expedited

Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

Calendar year in which the division of real property tax becomes effective.

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

City/CRA Official Name (print)

Phone Number

Email Address

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before July 1 of the calendar year that the division of real property tax becomes effective.

**sign  
here**

Authorized Signature

Title

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_

County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

## Instructions

**Who Must File.** A Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project must be filed by any city or community redevelopment authority (CRA) that has exercised its statutory powers to carry out provisions of the Community Redevelopment Law. This Notice is used to request that the county assessor divide the real property taxes of the parcels located in a new community redevelopment project or TIF.

**When and Where to File.** On or before July 1 of the calendar year that the division of the real property tax becomes effective, the city/CRA must complete the required information specified on this Notice for each new TIF project and file the Notice and the required documents with the county assessor.

**Definitions.** Redevelopment project valuation, also known as the **base value**, means the assessed valuation on the taxable real property in the redevelopment project last certified to the political subdivisions in the year prior to the effective date to divide the tax. Redevelopment project **excess valuation** means the total assessed valuation on the real property in a redevelopment project for the current year less the redevelopment project base valuation.

**Division of Tax.** The division of the real property tax is determined by subtracting the base valuation from the current year total assessed value to arrive at the excess value, if any. The consolidated tax rate for the tax district is applied to both the base value and excess value. The resulting real property tax for the base value will be distributed to all the political subdivisions in the tax district where the project is located. The resulting real property tax for the excess value will be distributed to a special fund and must be used by the city/CRA for the sole purpose of paying the indebtedness incurred for the project for which the taxes were paid. For standard redevelopment projects, the division of real property tax on the redevelopment project may not exceed 15 years after the effective date of the notice provided to the county assessor by the city/CRA. For redevelopment project that receive an expedited review, the division on real property taxes may be divided for a period not to exceed 15 years after the effective date as identified in the redevelopment plan. For redevelopment project for which more than 50% of the property in the redevelopment project area has been declared an extremely blighted area, property taxes may be divided for a period not to exceed 20 years after the effective date of the notice provided to the county assessor by the city/CRA.

**Failure to Timely File Notice.** If the city/CRA fails to provide the Notice to divide the real property taxes to the county assessor on or before July 1 of the calendar year the taxes were to be divided, the taxes will remain undivided and allocated to the political subdivisions for that year. The untimely Notice will result in the division of the real property taxes being delayed until the following year for the remainder of the financing term of the project.

### **Example 1. TIF Notice filed timely, on or before July 1.**

**2025:** Calendar year the division of real property taxes begins for TIF project.

**2024:** Base value determined as last value certified in year prior to the division of tax.

**2025 through expiration of the project:** Taxes are divided for TIF for a period not to exceed the maximum allowable period (15 or 20 years) depending on the type of project.

### **Example 2. TIF Notice filed untimely.**

**2025:** Effective date to divide taxes for an approved TIF project but TIF Notice received by county assessor after July 1, 2025. Taxes will not be divided for the current year and will be distributed in full to political subdivisions.

**2024:** Base value still determined as last value certified in year prior to the effective date to divide tax.

**2026 through expiration of project:** Taxes are divided for TIF using 2024 as the base value.

**Signature City/CRA.** This notice must be signed and dated by an authorized representative of the city/CRA.

**Requirements of TIF Property.** The city/CRA may not implement any plan containing provisions to divide the taxes for real property in the redevelopment plan until the real property in the redevelopment project has been deemed blighted, substandard, and within the corporate boundaries of the city. The city may annex noncontiguous land to develop agricultural processing facilities, pursuant to [Neb. Rev. Stat. § 17-405.01\(2\)](#), that are intended to be a TIF project (for example, an ethanol plant).

**City/CRA Report to Property Tax Administrator.** On or before December 1 each year, each city which has approved one or more redevelopment plans, for the current assessment year, which are financed in whole or in part through the use of tax-increment financing as provided in [Neb. Rev. Stat. §§ 18-2147](#) and [18-2155](#) must provide a report to the Property Tax Administrator on each such redevelopment plan which includes the following information:

A copy of any new redevelopment project plans not previously reported and/or any amendments made to redevelopment project/plans. The information must include the date upon which the redevelopment project/plan was approved, the effective date for dividing the tax as provided to the county assessor on the Notice to Divide Tax, the location and boundaries of the property in the redevelopment project, and a short narrative description of the type of development undertaken by the city or village with the financing and the type of business or commercial activity locating within the redevelopment project area as a result of the redevelopment project.

If a city has approved one or more redevelopment plans using an expedited review pursuant to Neb. Rev. Stat. § 18-2155 of the Community Redevelopment Law the city may file a single report under for all such redevelopment plans.

**Payment of Debt and City/CRA Notification to County Assessor and Treasurer.** When the indebtedness incurred

for the project has been paid, the city/CRA must immediately send written notification to the county assessor, county treasurer, and Property Tax Administrator that all further real property taxes should be distributed to the respective political subdivisions allowed to levy a tax on the real property within the TIF project.

**County Assessor's Duties.** For all projects except projects that received expedited review, the county assessor must verify and complete the base value for the parcels of real property located within the TIF project described in this Notice. If the notice is filed on or before July 1 of the calendar year the division of tax becomes effective, the base value will be the assessed value of the taxable real property last certified to the political subdivisions in the prior year. If there is no redevelopment value for a parcel or parcels, the county assessor will determine the redevelopment project valuation based on the fair market value of the parcel or parcels as of January 1 of the year prior to the year that the property taxes will be divided. For expedited review projects, the base value will be the assessed value of the taxable real property last certified to the political subdivisions in the year in which the redevelopment plan is approved.