

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 116

BY REVENUE AND TAXATION COMMITTEE

AN ACT

1 RELATING TO URBAN RENEWAL; AMENDING SECTION 50-2033, IDAHO CODE, TO PROVIDE
2 THAT WHEN AN ANNEXATION OCCURS, THE TAXABLE VALUE OF PROPERTY ADDED TO
3 AN EXISTING REVENUE ALLOCATION AREA AS A RESULT OF ANY EXTENSION OF THE
4 BOUNDARY OF SAID AREA WILL BE ADDED TO THE BASE VALUE IN THE REVENUE
5 ALLOCATION AREA; AMENDING SECTION 50-2903, IDAHO CODE, TO REVISE THE
6 DEFINITION OF "BASE ASSESSMENT ROLL"; AMENDING SECTION 50-2903A, IDAHO
7 CODE, TO PROVIDE THAT FAILURE TO SUBMIT THE REQUIRED ATTESTATION TO THE
8 STATE TAX COMMISSION SHALL RESULT IN RESETTING THE BASE VALUE, WITH EX-
9 CEPTIONS AS IF THERE HAD BEEN A PLAN MODIFICATION; AND AMENDING SECTION
10 63-301A, IDAHO CODE, TO PROVIDE THAT THE NEW CONSTRUCTION ROLL SHALL
11 INCLUDE INCREASES IN BASE VALUE DUE TO INCREASES IN VALUATION CAUSED BY
12 THE REMOVAL OF THE AGRICULTURAL TAX EXEMPTION FROM UNDEVELOPED AGRICUL-
13 TURAL LAND WITHIN A REVENUE ALLOCATION AREA.
14

15 Be It Enacted by the Legislature of the State of Idaho:

16 SECTION 1. That Section 50-2033, Idaho Code, be, and the same is hereby
17 amended to read as follows:

18 50-2033. AMENDMENTS. Except for consolidation of revenue allocation
19 areas, a revenue allocation area may only be amended to extend its boundaries
20 as set forth herein. An amendment to an urban renewal plan that does not seek
21 to increase the geographic area of the plan, or does not seek to extend the
22 years of the plan beyond the maximum term allowed under chapter 29, title 50,
23 Idaho Code, is not a prohibited amendment, but may be subject to the limi-
24 tations set forth in section 50-2903A, Idaho Code. No plan amendment shall
25 be interpreted to or shall cause an extension of the limitations established
26 for the existing revenue allocation area as set forth in section 50-2904,
27 Idaho Code. Subject to the limitations in this section and section 50-2903A,
28 Idaho Code, an urban renewal plan that includes a revenue allocation area
29 may be extended only one (1) time to extend the boundary of the revenue al-
30 location so long as the total area to be added is not greater than ten per-
31 cent (10%) of the existing revenue allocation area and the area to be added is
32 contiguous to the existing revenue allocation area but such contiguity can-
33 not be established solely by a shoestring or strip of land which comprises a
34 railroad or public right-of-way. Beginning July 1, 2017, for the tax year
35 during which the annexation occurs, the taxable value of property added to an
36 existing revenue allocation area as a result of any extension of the boundary
37 of said area will be added to the base value in the revenue allocation area,
38 as provided in section 50-2903(4), Idaho Code.

39 SECTION 2. That Section 50-2903, Idaho Code, be, and the same is hereby
40 amended to read as follows:

1 50-2903. DEFINITIONS. The following terms used in this chapter shall
2 have the following meanings, unless the context otherwise requires:

3 (1) "Act" or "this act" means this revenue allocation act.

4 (2) "Agency" or "urban renewal agency" means a public body created pur-
5 suant to section 50-2006, Idaho Code.

6 (3) "Authorized municipality" or "municipality" means any county or
7 incorporated city which has established an urban renewal agency, or by or-
8 dinance has identified and created a competitively disadvantaged border
9 community.

10 (4) Except as provided in section 50-2903A, Idaho Code, "base assess-
11 ment roll" means the equalized assessment rolls, for all classes of taxable
12 property, on January 1 of the year in which the local governing body of an au-
13 thorized municipality passes an ordinance adopting or modifying an urban re-
14 newal plan containing a revenue allocation financing provision, except that
15 the base assessment roll shall be adjusted as follows: the equalized as-
16 sessment valuation of the taxable property in a revenue allocation area as
17 shown upon the base assessment roll shall be reduced by the amount by which
18 the equalized assessed valuation as shown on the base assessment roll ex-
19 ceeds the current equalized assessed valuation of any taxable property lo-
20 cated in the revenue allocation area, and by the equalized assessed valu-
21 ation of taxable property in such revenue allocation area that becomes ex-
22 empt from taxation subsequent to the date of the base assessment roll. The
23 equalized assessed valuation of the taxable property in a revenue allocation
24 area as shown on the base assessment roll shall be increased by the equalized
25 assessed valuation, as of the date of the base assessment roll, of taxable
26 property in such revenue allocation area that becomes taxable after the date
27 of the base assessment roll, provided any increase in valuation caused by
28 the removal of the agricultural tax exemption from undeveloped agricultural
29 land in a revenue allocation area and, for annexations occurring on or after
30 July 1, 2017, in the year during which such annexation is first in effect, any
31 increase in valuation due to property newly annexed to a revenue allocation
32 area, as provided in section 50-2033, Idaho Code, shall be added to the base
33 assessment roll. An urban renewal plan containing a revenue allocation fi-
34 nancing provision adopted or modified prior to July 1, 2016, is not subject
35 to section 50-2903A, Idaho Code. For plans adopted or modified prior to July
36 1, 2016, and for subsequent modifications of those urban renewal plans, the
37 value of the base assessment roll of property within the revenue allocation
38 area shall be determined as if the modification had not occurred.

39 (5) "Budget" means an annual estimate of revenues and expenses for the
40 following fiscal year of the agency. An agency shall, by September 1 of each
41 calendar year, adopt and publish, as described in section 50-1002, Idaho
42 Code, a budget for the next fiscal year. An agency may amend its adopted
43 budget using the same procedures as used for adoption of the budget. For
44 the fiscal year that immediately predates the termination date for an urban
45 renewal plan involving a revenue allocation area or will include the termi-
46 nation date, the agency shall adopt and publish a budget specifically for the
47 projected revenues and expenses of the plan and make a determination as to
48 whether the revenue allocation area can be terminated before the January 1
49 of the termination year pursuant to the terms of section 50-2909(4), Idaho
50 Code. In the event that the agency determines that current tax year revenues

1 are sufficient to cover all estimated expenses for the current year and all
2 future years, by September 1 the agency shall adopt a resolution advising and
3 notifying the local governing body, the county auditor, and the state tax
4 commission and recommending the adoption of an ordinance for termination of
5 the revenue allocation area by December 31 of the current year and declaring
6 a surplus to be distributed as described in section 50-2909, Idaho Code,
7 should a surplus be determined to exist. The agency shall cause the ordi-
8 nance to be filed with the office of the county recorder and the Idaho state
9 tax commission as provided in section 63-215, Idaho Code. Upon notification
10 of revenues sufficient to cover expenses as provided herein, the increment
11 value of that revenue allocation area shall be included in the net taxable
12 value of the appropriate taxing districts when calculating the subsequent
13 property tax levies pursuant to section 63-803, Idaho Code. The increment
14 value shall also be included in subsequent notification of taxable value for
15 each taxing district pursuant to section 63-1312, Idaho Code, and subsequent
16 certification of actual and adjusted market values for each school district
17 pursuant to section 63-315, Idaho Code.

18 (6) "Clerk" means the clerk of the municipality.

19 (7) "Competitively disadvantaged border community area" means a parcel
20 of land consisting of at least forty (40) acres which is situated within the
21 jurisdiction of a county or an incorporated city and within twenty-five (25)
22 miles of a state or international border, which the governing body of such
23 county or incorporated city has determined by ordinance is disadvantaged in
24 its ability to attract business, private investment, or commercial develop-
25 ment, as a result of a competitive advantage in the adjacent state or nation
26 resulting from inequities or disparities in comparative sales taxes, income
27 taxes, property taxes, population or unique geographic features.

28 (8) "Deteriorated area" means:

29 (a) Any area, including a slum area, in which there is a predominance
30 of buildings or improvements, whether residential or nonresidential,
31 which by reason of dilapidation, deterioration, age or obsolescence,
32 inadequate provision for ventilation, light, air, sanitation, or open
33 spaces, high density of population and overcrowding, or the existence
34 of conditions which endanger life or property by fire and other causes,
35 or any combination of such factors, is conducive to ill health, trans-
36 mission of disease, infant mortality, juvenile delinquency, or crime,
37 and is detrimental to the public health, safety, morals or welfare.

38 (b) Any area which by reason of the presence of a substantial number of
39 deteriorated or deteriorating structures, predominance of defective or
40 inadequate street layout, faulty lot layout in relation to size, ade-
41 quacy, accessibility or usefulness, insanitary or unsafe conditions,
42 deterioration of site or other improvements, diversity of ownership,
43 tax or special assessment delinquency exceeding the fair value of the
44 land, defective or unusual conditions of title, or the existence of con-
45 ditions which endanger life or property by fire and other causes, or any
46 combination of such factors, results in economic underdevelopment of
47 the area, substantially impairs or arrests the sound growth of a munici-
48 pality, retards the provision of housing accommodations or constitutes
49 an economic or social liability and is a menace to the public health,
50 safety, morals or welfare in its present condition and use.

1 (c) Any area which is predominately open and which because of obsolete
2 platting, diversity of ownership, deterioration of structures or im-
3 provements, or otherwise, results in economic underdevelopment of the
4 area or substantially impairs or arrests the sound growth of a munici-
5 pality. The provisions of section 50-2008(d), Idaho Code, shall apply
6 to open areas.

7 (d) Any area which the local governing body certifies is in need of
8 redevelopment or rehabilitation as a result of a flood, storm, earth-
9 quake, or other natural disaster or catastrophe respecting which the
10 governor of the state has certified the need for disaster assistance
11 under any federal law.

12 (e) Any area which by reason of its proximity to the border of an ad-
13 jacent state is competitively disadvantaged in its ability to attract
14 private investment, business or commercial development which would
15 promote the purposes of this chapter.

16 (f) "Deteriorated area" does not mean not developed beyond agricul-
17 tural, or any agricultural operation as defined in section 22-4502(1),
18 Idaho Code, or any forest land as defined in section 63-1701(4), Idaho
19 Code, unless the owner of the agricultural operation or the forest
20 landowner of the forest land gives written consent to be included in the
21 deteriorated area, except for an agricultural operation or forest land
22 that has not been used for three (3) consecutive years.

23 (9) "Facilities" means land, rights in land, buildings, structures,
24 machinery, landscaping, extension of utility services, approaches, road-
25 ways and parking, handling and storage areas, and similar auxiliary and re-
26 lated facilities.

27 (10) "Increment value" means the total value calculated by summing the
28 differences between the current equalized value of each taxable property in
29 the revenue allocation area and that property's current base value on the
30 base assessment roll, provided such difference is a positive value.

31 (11) "Local governing body" means the city council or board of county
32 commissioners of a municipality.

33 (12) "Plan" or "urban renewal plan" means a plan, as it exists or may
34 from time to time be amended, prepared and approved pursuant to sections
35 50-2008 and 50-2905, Idaho Code, and any method or methods of financing such
36 plan, which methods may include revenue allocation financing provisions.

37 (13) "Project" or "urban renewal project" or "competitively disadvan-
38 tagged border areas" may include undertakings and activities of a municipal-
39 ity in an urban renewal area for the elimination of deteriorated or deterio-
40 rating areas and for the prevention of the development or spread of slums and
41 blight and may involve slum clearance and redevelopment in an urban renewal
42 area, or rehabilitation or conservation in an urban renewal area, or any com-
43 bination or part thereof in accordance with an urban renewal plan. Such un-
44 dertakings and activities may include:

45 (a) Acquisition of a deteriorated area or a deteriorating area or por-
46 tion thereof;

47 (b) Demolition and removal of buildings and improvement;

48 (c) Installation, construction, or reconstruction of streets, utili-
49 ties, parks, playgrounds, open space, off-street parking facilities,
50 public facilities, public recreation and entertainment facilities or

1 buildings and other improvements necessary for carrying out, in the ur-
2 ban renewal area or competitively disadvantaged border community area,
3 the urban renewal objectives of this act in accordance with the urban
4 renewal plan or the competitively disadvantaged border community area
5 ordinance.

6 (d) Disposition of any property acquired in the urban renewal area or
7 the competitively disadvantaged border community area (including sale,
8 initial leasing or retention by the agency itself) or the municipality
9 creating the competitively disadvantaged border community area at its
10 fair value for uses in accordance with the urban renewal plan except for
11 disposition of property to another public body;

12 (e) Carrying out plans for a program of voluntary or compulsory repair
13 and rehabilitation of buildings or other improvements in accordance
14 with the urban renewal plan;

15 (f) Acquisition of real property in the urban renewal area or the com-
16 petitively disadvantaged border community area which, under the urban
17 renewal plan, is to be repaired or rehabilitated for dwelling use or re-
18 lated facilities, repair or rehabilitation of the structures for guid-
19 ance purposes, and resale of the property;

20 (g) Acquisition of any other real property in the urban renewal area
21 or competitively disadvantaged border community area where necessary
22 to eliminate unhealthful, insanitary or unsafe conditions, lessen den-
23 sity, eliminate obsolete or other uses detrimental to the public wel-
24 fare, or otherwise to remove or to prevent the spread of blight or dete-
25 rioration, or to provide land for needed public facilities or where nec-
26 essary to accomplish the purposes for which a competitively disadvan-
27 taged border community area was created by ordinance;

28 (h) Lending or investing federal funds; and

29 (i) Construction of foundations, platforms and other like structural
30 forms.

31 (14) "Project costs" includes, but is not limited to:

32 (a) Capital costs, including the actual costs of the construction of
33 public works or improvements, facilities, buildings, structures, and
34 permanent fixtures; the demolition, alteration, remodeling, repair or
35 reconstruction of existing buildings, structures, and permanent fix-
36 tures; the acquisition of equipment; and the clearing and grading of
37 land;

38 (b) Financing costs, including interest during construction and capi-
39 talized debt service or repair and replacement or other appropriate re-
40 serves;

41 (c) Real property assembly costs, meaning any deficit incurred from the
42 sale or lease by a municipality of real or personal property within a
43 revenue allocation district;

44 (d) Professional service costs, including those costs incurred for ar-
45 chitectural, planning, engineering, and legal advice and services;

46 (e) Direct administrative costs, including reasonable charges for the
47 time spent by city or county employees in connection with the implemen-
48 tation of a project plan;

49 (f) Relocation costs;

50 (g) Other costs incidental to any of the foregoing costs.

1 (15) "Revenue allocation area" means that portion of an urban renewal
 2 area or competitively disadvantaged border community area where the equal-
 3 ized assessed valuation (as shown by the taxable property assessment rolls)
 4 of which the local governing body has determined, on and as a part of an urban
 5 renewal plan, is likely to increase as a result of the initiation of an urban
 6 renewal project or competitively disadvantaged border community area. The
 7 base assessment roll or rolls of revenue allocation area or areas shall not
 8 exceed at any time ten percent (10%) of the current assessed valuation of all
 9 taxable property within the municipality.

10 (16) "State" means the state of Idaho.

11 (17) "Tax" or "taxes" means all property tax levies upon taxable prop-
 12 erty.

13 (18) "Taxable property" means taxable real property, personal prop-
 14 erty, operating property, or any other tangible or intangible property
 15 included on the equalized assessment rolls.

16 (19) "Taxing district" means a taxing district as defined in section
 17 63-201, Idaho Code, as that section now exists or may hereafter be amended.

18 (20) "Termination date" means a specific date no later than twenty (20)
 19 years from the effective date of an urban renewal plan or as described in sec-
 20 tion 50-2904, Idaho Code, on which date the plan shall terminate. Every ur-
 21 ban renewal plan shall have a termination date that can be modified or ex-
 22 tended subject to the twenty (20) year maximum limitation. Provided how-
 23 ever, the duration of a revenue allocation financing provision may be ex-
 24 tended as provided in section 50-2904, Idaho Code.

25 SECTION 3. That Section 50-2903A, Idaho Code, be, and the same is hereby
 26 amended to read as follows:

27 50-2903A. EFFECT OF ORDINANCE TO MODIFY URBAN RENEWAL PLAN -- EXCEP-
 28 TION.

29 (1) (a) On and after July 1, 2016, except as provided in subsection (2)
 30 of this section, when an urban renewal plan containing a revenue alloca-
 31 tion financing provision is modified through an ordinance of the autho-
 32 rized municipality, the base value for the year immediately following
 33 the year in which the modification occurred shall include the current
 34 year's equalized assessed value of the taxable property in a revenue al-
 35 location area. The urban renewal agency shall be required annually to
 36 attest to having or not having modified any of its plans. If no modifi-
 37 cation has occurred, the urban renewal agency shall attest that fact on
 38 an affidavit provided by the state tax commission before the first Mon-
 39 day in June of each year. Failure to submit the required attestation
 40 to the state tax commission shall result in resetting the base value,
 41 as required in this subsection, except as provided in subsection (2) of
 42 this section, as if there had been a plan modification. Modification
 43 shall not be deemed to have occurred when:

44 (i) There is a plan amendment to make technical or ministerial
 45 changes to a plan that does not involve an increase in the use of
 46 revenues allocated to the agency pursuant to section 50-2908,
 47 Idaho Code; or

1 (ii) There is a plan amendment to accommodate an increase in the
2 revenue allocation area boundary as permitted in section 50-2033,
3 Idaho Code; or

4 (iii) There is a plan amendment to accommodate a de-annexation in
5 the revenue allocation area boundary; or

6 (iv) There is a plan amendment to support growth of an existing
7 commercial or industrial project in an existing revenue alloca-
8 tion area, subject to the provisions of section 50-2905A, Idaho
9 Code.

10 (b) Notice of any plan modification shall state the nature of the mod-
11 ification and shall be provided to the state tax commission, the county
12 clerk and the county assessor by the first Monday in June of the years
13 following the modification.

14 (c) Once a modification is deemed to have occurred, the base assessment
15 value shall be reset pursuant to this subsection.

16 (2) When the urban renewal agency certifies to the county clerk and
17 state tax commission that there is outstanding indebtedness, the base value
18 for the year immediately following the year in which the modification oc-
19 curred shall be computed and adjusted irrespective of the modification to
20 the plan, but in compliance with all other requirements for adjustment as
21 provided in section 50-2903(4), Idaho Code. To be allowed this exception no
22 later than the first Monday in June each year, beginning the year immediately
23 following the year in which the modification occurred, the urban renewal
24 agency must certify:

25 (a) That the indebtedness could not be repaid by the agency prior to
26 the termination of the revenue allocation area without the allocation
27 of property tax revenues as provided in section 50-2908, Idaho Code; and

28 (b) The estimated total budget to be used for paying indebtedness dur-
29 ing each year until termination of the revenue allocation area, the
30 amount of nonproperty tax revenue to be used by the agency to pay indebt-
31 edness each year, and the estimated amount of revenue to be allocated to
32 the agency for the modified revenue allocation area pursuant to section
33 50-2908, Idaho Code, to be used for paying indebtedness. For purposes
34 of this section "indebtedness" shall mean any bonds, including refund-
35 ing bonds, notes, interim certificates, certificates of indebtedness,
36 debentures or other obligations, together with all expenses necessary
37 to comply with all covenants related to the indebtedness.

38 (3) To the extent the amount of revenue allocated to the modified rev-
39 enue allocation area pursuant to section 50-2908, Idaho Code, exceeds the
40 amount necessary to pay indebtedness certified in subsection (2)(b) of this
41 section, the excess shall be distributed by the county clerk to each taxing
42 district or unit in the same manner as property taxes, except that each tax-
43 ing district or unit shall be notified of the amount of any distribution of
44 excess urban renewal allocations included in any distribution. For purposes
45 of the limitation provided by section 63-802, Idaho Code, moneys received by
46 any taxing district or unit pursuant to this subsection shall be treated as
47 property tax revenue.

48 (4) Within thirty (30) days from the time the state tax commission re-
49 ceives information that an urban renewal plan for a revenue allocation area
50 has been modified, the state tax commission shall notify the urban renewal

1 agency and the county clerk of such receipt and the determination regarding
 2 any limits on the maximum amount of property tax revenue that will be allo-
 3 cated to the urban renewal agency from the current year's property taxes.

4 SECTION 4. That Section 63-301A, Idaho Code, be, and the same is hereby
 5 amended to read as follows:

6 63-301A. NEW CONSTRUCTION ROLL. (1) The county assessor shall prepare
 7 a new construction roll, which shall be in addition to the property roll,
 8 which new construction roll shall show:

- 9 (a) The name of the taxpayer;
 10 (b) The description of the new construction, suitably detailed to meet
 11 the requirements of the individual county;
 12 (c) A description of the land and its change in use, suitably detailed
 13 to meet the needs of the individual county;
 14 (d) The amount of taxable market value added to the property on the cur-
 15 rent year's property roll that is directly the result of new construc-
 16 tion or a change in use of the land or both;
 17 (e) The amount of taxable market value added as provided in subsection
 18 (3) (g) of this section as a result of dissolution of any revenue alloca-
 19 tion area;
 20 (f) The amount of taxable market value to be deducted to reflect the ad-
 21 justments required in paragraphs (f) (i), (f) (ii), (f) (iii) and (f) (iv)
 22 of this subsection:
 23 (i) Any board of tax appeals or court ordered value change, if
 24 property has a taxable value lower than that shown on any new con-
 25 struction roll in any one (1) of the immediate five (5) tax years
 26 preceding the current tax year;
 27 (ii) Any reduction in value resulting from correction of value im-
 28 properly included on any previous new construction roll as a re-
 29 sult of double or otherwise erroneous assessment;
 30 (iii) Any reduction in value, in any one (1) of the immediate five
 31 (5) tax years preceding the current tax year, resulting from a
 32 change of land use classification;
 33 (iv) Any reduction in value resulting from the exemption provided
 34 in section 63-602W(4), Idaho Code, in any one (1) of the immediate
 35 five (5) tax years preceding the current tax year.

36 (2) As soon as possible, but in any event by no later than the first Mon-
 37 day in June, the new construction roll shall be certified to the county audi-
 38 tor and a listing showing the amount of value on the new construction roll in
 39 each taxing district or unit be forwarded to the state tax commission on or
 40 before the fourth Monday in July. Provided however, the value shown in sub-
 41 section (3) (f) of this section shall be reported to the appropriate county
 42 auditor by the state tax commission by the third Monday in July and the value
 43 sent by the county auditor to each taxing district. The value established
 44 pursuant to subsection (3) (f) of this section is subject to correction by the
 45 state tax commission until the first Monday in September and any such correc-
 46 tions shall be sent to the appropriate county auditor, who shall notify any
 47 affected taxing districts.

48 (3) The value shown on the new construction roll shall include the tax-
 49 able market value increase from:

- 1 (a) Construction of any new structure that previously did not exist; or
2 (b) Additions or alterations to existing nonresidential structures; or
3 (c) Installation of new or used manufactured housing that did not pre-
4 viously exist within the county; or
5 (d) Change of land use classification; or
6 (e) Property newly taxable as a result of loss of the exemption provided
7 by section 63-602W(3) or (4), Idaho Code; or
8 (f) The construction of any improvement or installation of any equip-
9 ment used for or in conjunction with the generation of electricity and
10 the addition of any improvement or equipment intended to be so used, ex-
11 cept property that has a value allocated or apportioned pursuant to sec-
12 tion 63-405, Idaho Code, or that is owned by a cooperative or municipal-
13 ity, as those terms are defined in section 61-332A, Idaho Code, or that
14 is owned by a public utility, as that term is defined in section 61-332A,
15 Idaho Code, owning any other property that is allocated or apportioned.
16 No replacement equipment or improvements may be included; or
17 (g) Provided such increases do not include increases already reported
18 on the new construction roll, as permitted in paragraphs (j) and (k)
19 of this subsection, increases in value over the base value of property
20 on the base assessment roll within an urban renewal revenue allocation
21 area that has been terminated pursuant to section 50-2909(4), Idaho
22 Code, to the extent that this increment exceeds the incremental value
23 as of December 31, 2006, or, for revenue allocation areas formed after
24 December 31, 2006, the entire increment value. Notwithstanding other
25 provisions of this section, the new construction roll shall not include
26 new construction located within an urban renewal district's revenue
27 allocation area, except as provided in this paragraph; or
28 (h) New construction, in any one (1) of the immediate five (5) tax years
29 preceding the current tax year, allowable but never included on a new
30 construction roll, provided however, that, for such property, the value
31 on the new construction roll shall reflect the taxable value that would
32 have been included on the new construction roll for the first year in
33 which the property should have been included.
34 (i) Formerly exempt improvements on state college or state university
35 owned land for student dining, housing, or other education related pur-
36 poses approved by the state board of education and board of regents of
37 the university of Idaho as proper for the operation of such state col-
38 lege or university provided however, such improvements were never in-
39 cluded on any previous new construction roll.
40 (j) Increases in base value when due to previously determined incre-
41 ment value added to the base value as required in sections 50-2903 and
42 50-2903A, Idaho Code, due to a modification of the urban renewal plan.
43 In this case, the amount added to the new construction roll will equal
44 the amount by which the increment value in the year immediately preced-
45 ing the year in which the base value adjustment described in this sub-
46 section occurs exceeds the incremental value as of December 31, 2006,
47 or, for revenue allocation areas formed after December 31, 2006, the en-
48 tire increment value.
49 (k) Increases in base value when due to previously determined incre-
50 ment value added to the base value as a result of a de-annexation within

1 a revenue allocation area as defined in section 50-2903, Idaho Code. In
2 this case, the amount added to the new construction roll will equal the
3 amount by which the increment value in the year immediately preceding
4 the year in which the de-annexation described in this subsection occurs
5 exceeds the incremental value as of December 31, 2006, or, for revenue
6 allocation areas formed after December 31, 2006, the entire increment
7 value within the area subject to the de-annexation.

8 (1) Increases in base value due to increases in valuation caused by the
9 removal of the agricultural tax exemption from undeveloped agricul-
10 tural land within a revenue allocation area.

11 (4) The amount of taxable market value of new construction shall be the
12 change in net taxable market value that is attributable directly to new con-
13 struction or a change in use of the land or loss of the exemption provided by
14 section 63-602W(3) or (4), Idaho Code. It shall not include any change in
15 value of existing property that is due to external market forces such as gen-
16 eral or localized inflation, except as provided in subsection (3) (g) of this
17 section.