

COMPARISON OF REGULAR AND ENVIRONMENTAL REMEDIATION TIDs

Features	Regular TID (s.66.1105)#	E.R. TID (s.66.1106)#
Who may create a TID?	Cities, villages, towns (town's authority is limited) and two counties (only Florence and Menomonie).	All cities, villages, towns and counties.
What are eligible project costs?	Numerous categories including: Admin. costs, construction/demolition, financing, land assembly, relocation, professional services, etc. for public improvements, environmental expenses and other development incentives.	Admin. costs, environmental expenses, including professional services and underground tank removal; remediation, property acquisition, demolition costs including asbestos removal; capital costs and financing and cancellation of delinquent taxes, not already recovered.
Length of project expenditure period?	Up to 5 years prior to the unextended termination date.	Up to 15 years after the base is certified.
Date used to determine the base year?	Date legislative body adopts the resolution.	
What type of land may be included in the district?	Blighted areas; areas in need of rehabilitation or conservation work; areas suitable for industrial sites and have been zoned for industrial use; or areas suitable for mixed-use development. Usually includes multiple parcels that are contiguous.	Property with environmental contamination (Must not be part of an existing TID.). Single or contiguous parcels only.
Are there value limitations?	Total value of all increments plus the equalized value of the new district cannot exceed 12% of the total equalized value of taxable property within the municipality.	No limit
Is municipal owned real property value included in the base?	Yes, if real property owned by the city isn't city used, (such as for police, fire, admin., or library buildings), est. fair market value must be used to determine the base.	No, if real property is owned by the city, none of the value is included in the base.
What is the maximum life?	20, 23, or 27 years after district is created*.	23 years after base is certified.
Are territory amendments allowed?	Up to 4	None
Are maximum life extensions allowed?	None, 3- or 4-year extension, depending on type and year created.	None
Is a public hearing required?	Yes, at least 14 days before creation resolution is adopted	No
Is Joint Review Board approval required?	Yes	
When is the deadline to apply to DOR for a base value?	December 31st of the creation year	
Who certifies the value increment and how is it generated?	The Department of Revenue certifies the value increment. To generate the increment, the city, village or town that created the TID calculates, levies and collects the tax increment; or does it on behalf of the county that created it.	
Is there a fee?	\$1,000 for each creation or territory amendment submission.	
What reports are required?	Periodic accounting reports - CPA Audits, Annual Reports and Final Termination Report, Annual certification report, Value change information form and final termination accounting to DOR.	Annual accounting reports - CPA Audits, Annual Reports and Final Termination Report, Annual certification report, Value change information form, and final termination accounting report due within 180 days to DOR.

* TIDs created before 10/1/95 have a 27 year maximum life; after 9/30/95 they have either a 20, 23 or 27 maximum life depending upon type.

Updated per Wis. 2005 Acts 6, 13, 46, 246, 328, 330, 331, 357, 385 and 418; 2007 Acts 2, 10, 21, 41, 57 and 173.