



Property Tax Abatements for Renewable Energy

State of Nevada
NRS 360.750, 361.0687, 374.357

Partial abatement of real and personal property taxes for businesses that produce electricity from renewable energy, who locate or expand their business in Nevada. The applicant must apply for abatement not more than one year before the business begins to develop for expansion or operation in Nevada. Applications are due at least 15 working days prior to the Commission meeting.

Eligibility. The Commission on Economic Development will look for the following criteria when reviewing applicant's eligibility for abatement:

Objectives. The business is consistent with the Commission's State Plan for Industrial Development and Diversification. The overall objectives of the State Plan for Economic Diversification and Development include:

- Diversification from the gaming and hospitality industry;
- Attraction of basic industries such as manufacturing, warehousing and distribution, back-office operations, and the generation of energy from renewable resources—all of which shall create primary jobs as defined in the NAC;
- Attraction of business facilities and services such as corporate headquarters, research and development operations, and producer services—all of which shall create primary jobs as defined in the NAC; and
- Expansion of existing basic businesses and industries as described above.

The Company's Responsibilities. The company will provide a medical insurance plan for all employees including an option for dependent health insurance coverage.

The business is expected to register pursuant to the laws of Nevada and to obtain all licenses and permits required by Nevada and the county, city or town in which the business operates.

The applicant commits to maintaining the business in Nevada for 5 years. This 5-year period begins when the applicant begins paying taxes to the Department of Taxation.

Wage Requirement. The company's average hourly wage at the Nevada facility must equal or exceeds 100% of county average hourly wage or statewide average hourly wage, whichever is less. The statewide average hourly wage established for FY 2006 is \$17.34. See attached sheet for current average county wage information.

Number of Jobs Required. For counties/cities with a population of more than 60,000 a minimum of 75 full-time permanent jobs in Nevada by the fourth quarter of operation and continues to employ at least the minimum. For counties/cities with a population of less than 60,000 a minimum of 25 full-time permanent jobs in Nevada by the fourth quarter of operation and continues to employ at least the minimum. For an expansion, the company must increase the number of employees on the payroll by 10% or six employees, whichever is greater. Abatement is voidable if business fails to comply. Short-term vacancies in employment do not void the abatement if the business is attempting in good

Mission:

The Nevada Commission on Economic Development promotes a more diversified and prosperous economy enriching the quality of live for Nevada residents by stimulating business expansion and retention, encouraging entrepreneurial enterprises, and attracting businesses to create economic growth in Nevada, and assisting with community development.

Criteria:

- *The average hourly wage for the fiscal year.*
- *The number of full-time permanent jobs by the fourth quarter of operation in Nevada, and continue to employ the minimum.*
- *The capital investment required for the type of business or expansion based on county/city population.*

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leading
contributor to
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success.”*

Lorraine T. Hunt
Lieutenant Governor
Chair, Commission on
Economic Development

faith to fill vacancies and does so within a period of time considered reasonable by the Commission.

Capital Investment Requirement. For counties/cities with a population of more than 60,000, a capital investment of \$2 million is required. For counties/cities with a population of less than 60,000, a capital investment of \$500,000 is required. In cases of expansion, the capital investment must equal at least 20% of the value of tangible property possessed by the business.

If a business is not maintained in this state for 5 years after tax abatement approval, the company will repay to the Department of Taxation the amount of the abatement allowed before the failure to comply. Interest will be repaid on the amount due at the rate most recently established pursuant to NRS 99.040, or portion thereof, from the last day of the month following the period payment would have been made had the abatement not been granted, until the date of the actual tax payment. The Nevada Department of Taxation will determine if the business has substantially complied with the requirements.

A facility for the generation of electricity from renewable energy means a facility for the generation of electricity that uses renewable energy as its primary source of energy and has a generating capacity of at least 10 kilowatts. The term does not include a facility that is located on residential property.

“Renewable Energy” means: biomass; solar energy; or wind. The term does not include coal, natural gas, oil, propane or any other fossil fuel, geothermal energy or nuclear energy.

“Biomass” means any organic matter that is available on a renewable basis, including with limitations: agricultural crops and agricultural wastes and residues; wood and wood wastes and residues; animal wastes; municipal wastes; and aquatic plants

As a condition of approval, applicant agrees in writing to supply upon request copies of all necessary records for the Commission’s director to verify the applicant meets all requirements.

The Commission on Economic Development reserves the right to grant or deny certification on a case-by-case basis.

A letter in support of the tax abatement from the local development authority is required.

The applicant will register with the Department of Taxation on a separate form if an account has not been established.

Upon certification, the Commission will immediately forward the application for abatement to the Nevada Department of Taxation – the administrator for tax abatements.

