



**LIVINGSTON COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

**LIVINGSTON COUNTY GOVERNMENT CENTER
6 COURT STREET, ROOM 306
GENESEO, NEW YORK 14454-1043**

PHILIP BROOKS
CHAIRMAN

JAMES CONIGLIO
COUNSEL

PATRICK ROUNTREE
DIRECTOR

JULIE MARSHALL
DEPUTY DIRECTOR

PHONE: 585-243-7124

FAX: 585-243-7126

E-MAIL: BUILD-HERE@CO.LIVINGSTON.NY.US

WEBSITE: WWW.CO.LIVINGSTON.STATE.NY.US/LCIDA.HTM

**LIVINGSTON COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
UNIFORM TAX EXEMPTION POLICY
APPLICABLE TO TAX EXEMPT AND TAXABLE
INDUSTRIAL REVENUE BOND PROJECTS
AND LCIDA LEASE TRANSACTIONS**

Adopted on December 15, 1993
Amended on January 8, 1998

It is the policy of the Livingston County Industrial Development Agency to grant exemptions from real property taxes, sales taxes, and mortgage recording taxes for business expansion projects which create or retain permanent private sector jobs. In developing this uniform tax exemption policy the IDA has taken into consideration the following factors: The value of tax exemptions to be provided; the impact of a proposed project on economic development projects in the vicinity; the amount of private sector investment; the extent to which a proposed project will provide sources of revenue and cost; and the extent to which private sector employment is expanded within Livingston County.

A. REAL PROPERTY TAX ABATEMENTS

The Livingston County Industrial Development Agency (LCIDA) has adopted a uniform, county-wide policy for the provision of real property tax abatement for eligible expanding businesses. The policy applies to that portion of a tax bill which reflects taxes derived from the dollar value added to a property by virtue of investment made by an expanding company. The company or project receiving tax abatement must create or retain permanent private sector jobs. This policy includes the following essential elements: the period of exemption, the percentage of exemption, the types of projects for which exemption can be claimed, and the procedures for payments-in-lieu-of taxes (PILOT). The PILOTs will be described in detail through special agreements and will include real property taxes, sales taxes, and mortgage recording taxes. These PILOT agreements will be in written form and will be delivered to each affected tax jurisdiction within fifteen (15) days of signing the agreement. Permissible projects under this policy and under recently adopted state and federal laws include manufacturing, wholesale, and distribution facilities. Retail is not permitted except for tourism destination facilities.

1. New Construction

Jurisdiction:	Length and Percent of Abatement
County/Town/School	100% value added abatement years 1 - 5
	Year 6: 80% abatement*
	Year 7: 60% abatement
	Year 8: 40% abatement
	Year 9: 20% abatement
	Year 10: Fully taxable
Village	
	75% value added abatement years 1 - 6
	Year 7: 60% abatement*
	Year 8: 40% abatement
	Year 9: 20% abatement
	Year 10: Fully taxable

 - a. Renovations of Existing Buildings

County/Town/Village/School	7 year property tax freeze
----------------------------	----------------------------

2. Retail Tourism Destination Facilities
 - a. New Construction

County/Town/School	100% value added abatement years 1 - 5
	Year 6: 80% abatement*
	Year 7: 60% abatement
	Year 8: 40% abatement
	Year 9: 20% abatement
	Year 10: Fully taxable

Village	75% value added abatement years 1 - 6
	Year 7: 60% abatement*
	Year 8: 40% abatement
	Year 9: 20% abatement
	Year 10: Fully taxable

b. Renovation of Existing Buildings

County/Town/Village/School	7 year property tax freeze
----------------------------	----------------------------

Should the calculation of the sixth year PILOT payment result in a lower payment than the previous year, the amount of the previous year's payment will be made.

3. Deviations from Policy

The Livingston County Industrial Development Agency (LCIDA) reserves the right to deviate from this policy and from the types of projects identified herein based upon consideration of jobs created and investment made in a project. If a policy deviation is proposed, the affected tax jurisdictions will be so notified. Their input will be sought in advance of adoption of any deviation, and any PILOT policy deviation will be so noted in a required Public Hearing.

B. SALES TAX EXEMPTIONS

1. Sales tax exemptions are permitted for LCIDA assisted projects involving new construction, renovation of existing buildings, and equipment purchases.
2. Sales tax exemptions are permitted up to the issuance of a Certificate of Completion on an LCIDA funded project, except that exemptions are allowed on equipment purchases intended to replace capital items previously funded through the LCIDA.

3. LCIDA does not permit sales tax exemptions for ongoing operating expenses incurred after completion of the LCIDA funded project.
4. The LCIDA will file an annual statement with the State Department of Taxation and Finance in such form as may be prescribed by the State Comptroller and which would disclose the value of all sales tax exemptions claimed in the preceding year. As part of the LCIDA application process companies applying for financial assistance will be required to identify items where sales tax exemptions will be claimed, and to submit copies of the bills of sale.
5. See A.3. above – Deviations from Policy.

C. MORTGAGE RECORDING TAX EXEMPTION

1. Any project where a mortgage is granted will be exempt from the one percent (1%) Livingston County mortgage tax which calculation is based on the face value of the mortgage.
2. The mortgage tax exemption will apply to all LCIDA eligible projects

