



Governor's Office of
Economic Opportunity

Enterprise Zone

March 2022
How-to Webinar

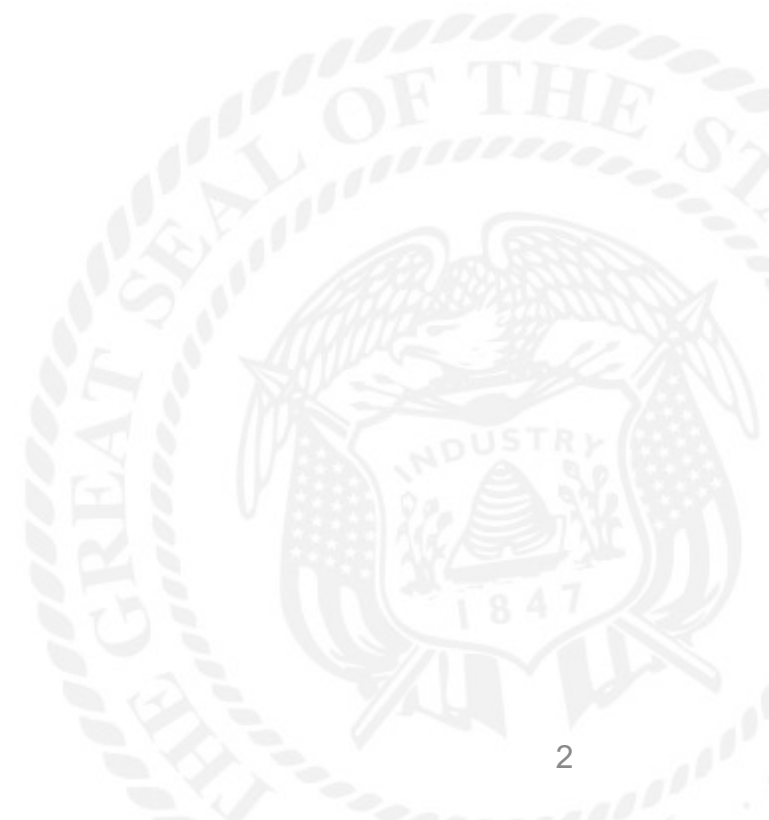
James Dixon

Jim Grover



Presentation Objectives

- How local governments created Enterprise Zone areas, expiration and mapping tool
- Enterprise Zone history and why Go Utah is involved
- Go Utah's administration goals and basic definitions
- Learn who can apply for a Enterprise Zone
- Become Familiar with Map and the Application Portal
- Basics of the Compliance Process After Application
- What is a Tax Credit Certificate and How to Use It
- Frequently Asked Questions



Enterprise Zone Creation

Cities and Counties created Enterprise Zones

A city or county would designate areas where companies would be located to receive the benefit from the Enterprise Zone tax credit

The process included providing specific maps

Go Utah would review and approve the applications and set up the maps in locate.Utah.gov

Zone designation were set for 5 calendar year terms.

The process of setting up new or renewing enterprise zones was disallowed by the Legislature starting on January 1st 2021

Expiration of Enterprise Zones

List of Expiring Zones

List located at business.Utah.gov/rural/

Select Enterprise Zone

Select the hyper link “Enterprise Zone Expiration and Contact List”

Zones expire at the end of the year

Majority expire in 2023 and 2024

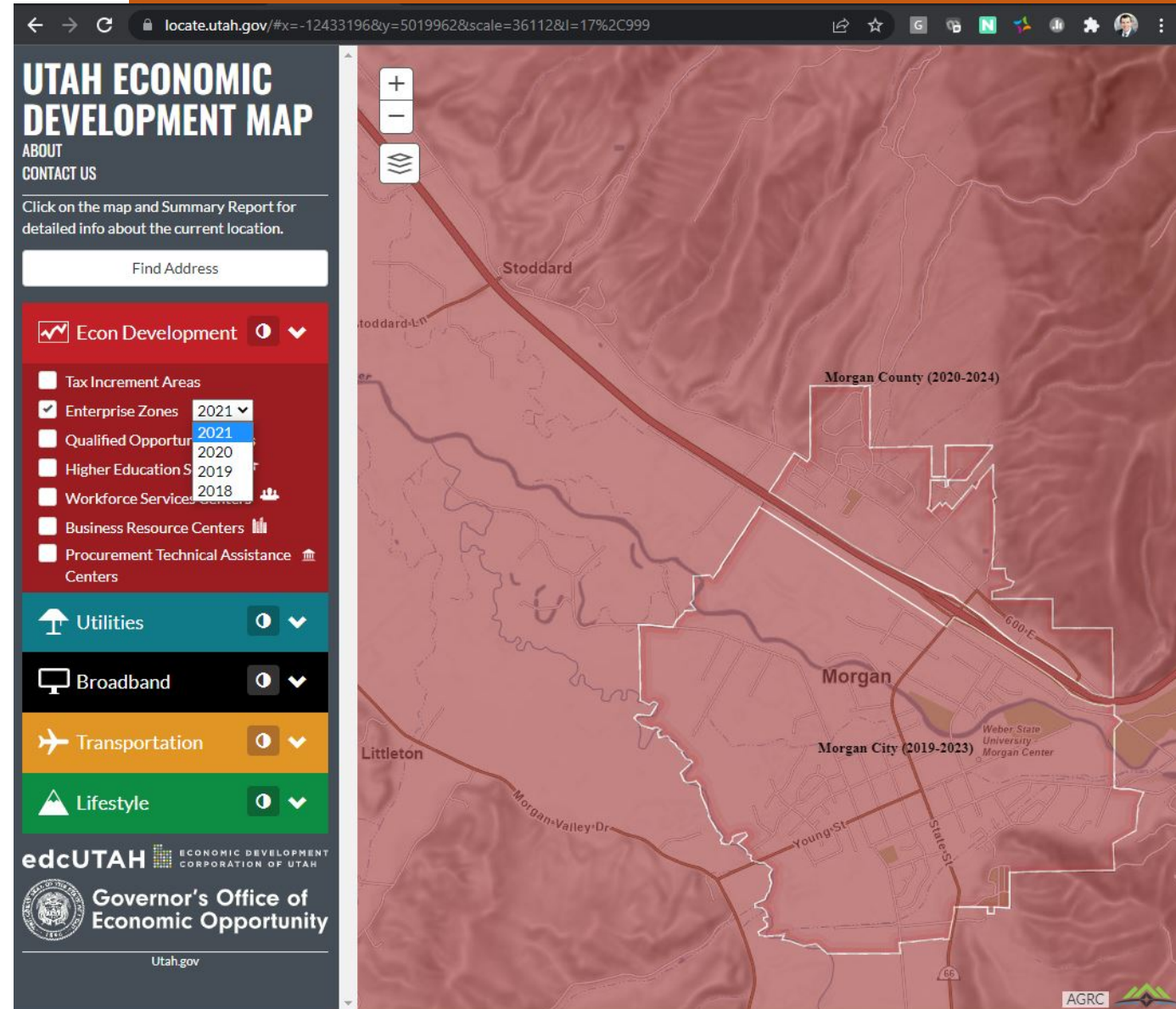
Go Utah will continue to process applications after 2024

Enterprise Zones					
Entity	County	Effective Terms	Local Coordinator	Phone	Email
Beaver County	Beaver	2018-2022; 2020-2024	Robert Pyles	(435) 438-6490	rpyles@beaver.utah.gov
Beaver City	Beaver	2018-2022; 2020-2024	Jason Brown	(435) 438-2451	jbrown@beaver.utah.net
Milford City	Beaver	2015-2019; 2019-2023	Makayla Bealer	(435) 387-2711	mbealer@milford.utah.gov
Minersville	Beaver	2018-2023	Cheng Wood	(435) 386-2242	chewood@minersville.utah.gov
Box Elder County	Box Elder	2016-2020; 2020-2024	Mitch Zundel	(435) 734-3331	mzundel@boxeldercounty.org
Bear River City	Box Elder	2017-2021; 2020-2024	Gilbert Miller	(435) 279-9047	gmiller@bearrivercity.com
Bingham City	Box Elder	2016-2020; 2020-2024	Paul Larsen	(435) 734-6603	plarsen@bngmcity.utah.gov
Connie City	Box Elder	2016-2020; 2020-2024	Kendra Norman	(435) 744-5566	kendran@conniecity.com
Doveville City	Box Elder	2018-2022; 2020-2024	Nancy Page	(435) 239-7312	npage@doveville.net
Elwood Town	Box Elder	2016-2020; 2020-2024	Gilbert Miller	(435) 760-2819	gmiller@elwoodtown.com
Garland City	Box Elder	2017-2021; 2020-2024	Matthew Culler	(435) 257-3118	mattculler@garlandcity.org
Honeyville	Box Elder	2016-2020; 2020-2024	Blair Perry	(435) 279-6045	blairperry@honeyville.net
Howell Town	Box Elder	2020-2024	Brady Hawkes	(435) 5717331	howelltown@honscmel.net
Maniua Town	Box Elder	2017-2021; 2020-2024	Jan Palmer	(435) 723-7054	jpalmer@maniua.utah.gov
Perry City	Box Elder	2016-2020; 2020-2024	Robert Bamhill	(435) 723-6461	rob_bamhill@perrycity.org
Transion	Box Elder	2016-2020; 2020-2024	Steve Bench	(435) 257-9510	sbench@transion.com
Wintard	Box Elder	2016-2020; 2020-2024	Bryce Whitebrecht	(435) 734-9881	bwhitebrecht@wintard.com
Carbon County	Carbon	2015-2019; 2020-2024	Rita Vigor	(435) 636-3295	rita.vigor@carbon.utah.gov
East Carbon	Carbon	2015-2019; 2020-2024	Luz Holt	(435) 636-3295	luz.holt@eastcarbon.com
Helper City	Carbon	2015-2019; 2020-2024	Lenise Petelman	(801) 712-7622	lpetelman@helpercity.net
Price City	Carbon	2015-2019; 2019-2023	Nick Talton	(435) 636-3184	ntalton@pricecity.net
Wrightington	Carbon	2015-2019; 2020-2024	Gleenna Nelson	(435) 636-3095	gleenna@wrightington.net
Daggett County	Daggett	2014-2018; 2019-2023	Brian Raymond	(435) 784-3310	brianr@daggettcountry.us
Dutch John	Daggett	2016-2020	David Coombs	(435) 890-8042	dcoombs@dutchjohn.org
Maniua Town	Daggett	2014-2018; 2019-2023	David Coombs	(435) 784-3143	dcoombs@maniua.utah.us
Duchesne County	Duchesne	2014-2018; 2019-2023	Irene Hansen	(435) 738-1100	ihansen@duchesne.utah.gov
Allamont	Duchesne	2014-2018; 2019-2023	Melva Markham	(435) 454-3469	mamarkham@allamont.com
Duchesne City	Duchesne	2014-2018; 2019-2023	Rockney Rowley	(435) 738-2464	rockneyr@duchesne.com
Mylon	Duchesne	2014-2018; 2019-2023	Kamileen Cooper	(435) 723-2711	kcooper@mylon.com
Roosevelt	Duchesne	2014-2018; 2019-2023	Ryan Snow	(435) 722-5001	rsnow@rooseveltcity.com
Tabiona	Duchesne	2014-2018; 2019-2023	Charlie Strebel	(435) 848-5481	charlie@tabiona.com
Emery County	Emery	2014-2018; 2019-2023; 2020-2024	Maegan Cressland	(435) 381-3570	maegan@emery.utah.gov
Castle Dale	Emery	2017-2021; 2020-2024	Lael White	(435) 381-2115	laelwhite@castle.com
Cleveland Town	Emery	2015-2019; Expired	Jordan Leonard	(435) 381-9576	jordan@cleve.utah.gov
Emery Town	Emery	2017-2021	Brittany Yeates	(435) 384-2350	bryeates@emerycity.org
Ferron City	Emery	2017-2021	Conae Black	(435) 564-3448	conae@ferroncity.com
Green River	Emery	2014-2018; 2019-2023	Gary Arrington	(435) 687-2436	garrington@greenrivercity.net
Huntington	Emery	2015-2019; 2020-2024	Jaden Figgins	(435) 676-1157	jaden.figgins@huntington.utah.gov
Garfield County	Garfield	2019-2023	Margaret Smith	(435) 335-7481	margaret@escabon.com
Boulder Town	Garfield	2014-2018; 2019-2023	A. Jean Seiler	(435) 231-1603	ajseiler@boulder.net
Blythe Canyon City	Garfield	2012-2016; 2017-2021; 2020-2024	Debra Allen	(435) 826-4644	dallen@blythecanyoncity.com
Escalante	Garfield	2018-2022; 2020-2024	Jack Torgerson	(435) 735-4364	jtorgerson@escalante.net
Hatch Town	Garfield	2014-2018; 2019-2023	Lon Talbot	(435) 676-8585	lon.talbot@hatchcity.com
Panguitch City	Garfield	2019-2023	Eanna Purcell	(435) 679-8713	eanna@panguitch.net
Tropic Town	Garfield	2019-2023	Eanna Purcell	(435) 679-8713	eanna@tropic.net
Grand County	Grand	2013-2017; 2018-2022; 2020-2024	Ebbie Guier	(435) 259-1371	ebbie@grandcounty.com
Woods City	Grand	2014-2018; 2019-2023	Joe Lutz	(435) 849-4268	jlutz@woods.net
Iron County	Iron	2017-2021; 2020-2024	Danny Stewart	(435) 586-2770	dstewart@ironcounty.org
Enoch	Iron	2014-2018; 2019-2023	Rob Tolson	(435) 586-1119	rtolson@enoch.org
Juab County	Juab	2014-2018; 2018-2022	Brent Boswell	(435) 623-3415	brent@juabcounty.gov
Eureka City	Juab	2015-2019; Expired	Nick Castleton	(435) 660-6788	nickcastleton@yahoo.com
Nephi City	Juab	2014-2018; 2017-2021; 2020-2024	Brent Boswell	(435) 623-3415	brent@nephi.net
Kane County	Kane	2015-2019; 2020-2024	Kelly Stowell	(435) 899-0443	kstowell@kane.net
Alton Town	Kane	2015-2019; 2020-2024	Kelly Stowell	(435) 899-0443	stowell@alton.net
Big Water	Kane	2015-2019; 2020-2024	Kelly Stowell	(435) 899-0443	stowell@bigwater.net
Glendale Town	Kane	2015-2019; 2020-2024	Kelly Stowell	(435) 899-0443	stowell@glendale.net
Kanab City	Kane	2015-2019; 2020-2024	Kelly Stowell	(435) 899-0443	stowell@kanab.net
Orderville Town	Kane	2015-2019; 2020-2024	Kelly Stowell	(435) 899-0443	stowell@orderville.net
Millard County	Millard	2013-2017; 2018-2022; 2020-2024	Dean Draper	(435) 300-0062	dean@millardcounty.utah.gov
Delta City	Millard	2017-2021; 2020-2024	Sherr Westbrock	(435) 864-2759	swestbrock@millardcity.org
Filmore	Millard	2015-2019; 2020-2024	Kevin Orton	(435) 743-5233	korton@filmorecity.org
Learnington	Millard	2020-2024	Cindy Butler	(435) 979-3487	cbutler@learnington.com
Holden Town	Millard	2014-2018; Expired	Tina Stevens	(435) 795-2213	tstevens@holdentown.utah.gov
Morgan County	Morgan	2014-2018; 2016-2020; 2020-2024	James Ebert	(801) 710-0788	james@ebertmunicipal.net
Morgan City	Morgan	2015-2019; 2020-2024	Dan Draper	(801) 821-6176	dand@morgan.net
Plute County	Plute	2016-2020; 2020-2024	Dave Buchman	(435) 231-2444	dabuchman@plute.utah.gov
Circleville Town	Plute	2015-2019; 2020-2024	Mavor Koby Willis	(435) 231-1414	kobywillis@plutek12.org
Manysvale Town	Plute	2018-2022; 2020-2024	Wendy Steed	(435) 569-1003	wendysteed@gmail.com
Rich County	Rich	2014-2018; 2019-2023	Mitch Poulson	(435) 946-2198	mpoulson@rich.net
Garden City	Rich	2015-2019; Expired	Mitch Poulson	(435) 946-2198	mpoulson@rich.net
San Juan County	San Juan	2014-2018; 2019-2023	Natalie Randal	(435) 459-9789	nrandal@sanjuancounty.org
Blanding City	San Juan	2014-2018; 2019-2023; 2020-2024	Pratt Reed	(435) 486-0377	prattreed@blandingcity.org
Monticello	San Juan	2012-2016; 2019-2023	Natalie Randal	(435) 587-3235	nrandal@sanjuancounty.org
Sanpete County	Sanpete	2016-2020; 2020-2024	Kevin Christensen	(435) 835-4321	kchristensen@sanpete.com
Alton	Sanpete	2014-2018; 2016-2020	Melissa Bess	(435) 451-7455	melissa@altoncity.org

Locate.Utah.gov

1. Navigate to locate.Utah.gov
2. Select the Econ Development pull-down
3. Select the Enterprise Zone check-box
4. Select the year

Note: City and County designations and time periods differ. They are different zones



Disclosure Statement

No guarantees or assurances

The Governor's Office of Economic Opportunity (Go Utah) provides the information in this presentation to assist entities to make their own judgement if they are eligible for an incentive, successfully gather the correct material, and apply for an incentive.

This presentation does not provide guarantees or assurances of qualification or amounts eligible for a tax credit. The presenter(s) reserve the right to provide additional or amended guidance. Go Utah reserves the right to determine qualification and tax credit award as provided in UCA and Administrative Rule.

Enterprise Zone History



Pre 2016 – Filing via State Tax Return

The tax credit was calculated by the taxpayer and then claimed on a state tax return. The Tax Commission could then audit the taxpayer records and use processes within the structure to govern the program. Go Utah's authority was limited to establish city and county enterprise zones.

Post 2016 – Go Utah provides credit

Go Utah received statutory authority to administer the tax credit program for the CY 2016 tax year. Determination of tax credit eligibility and the amount of award is determined by Go Utah. Award determined before being claimed on a state tax return. Administrative rule authority was provided additional structure and governance to the program.

[UCA 63N Chapter 2 Part 213](#)

Common Goal and Definitions

Administer a program that is simple, collects information needed to support providing a tax credit and is accountable to stakeholders

- "Qualifying investment in plant, equipment, or other depreciable property", means investment in most types of tangible property except land. Often if it qualified for depreciation under IRS form 4562, ie. fixed asset it is eligible
- New full-time employee positions are positions at the end of the calendar year working 30 or more hours per week
- Annual Process - Common to follow an annual calendar year process. New items placed into service in a given year, can be claimed the following year.
Example: An investment purchased in 2021 are claimed for the 2021 tax year starting in January 2022. Previous year and two additional years are open.
- Documentation Needs – Completed form, certificate of compliance and purchase and payment documentation uploaded and submitted online

Who Can Apply

- An entity within an Enterprise Zone during an active period. Useful tool locate.utah.gov can help locate your specific address and determine if you are in the zone
- Specific sole-proprietor and for-profit Utah companies. May not be claimed primarily engaged in retail trade, residential rental property or public utilities
- May or may not have employees. But when there are employees, 51% must reside in the county or immediately adjacent
- Applicant has not claimed the Targeted Business Income Tax Credit for the calendar year

Three Tracks of Incentives

Capital Investment

- Purchase of Qualifying Investment
- Date Purchased or placed into service
- 5% of the first \$750,000

Rehabilitating a Building

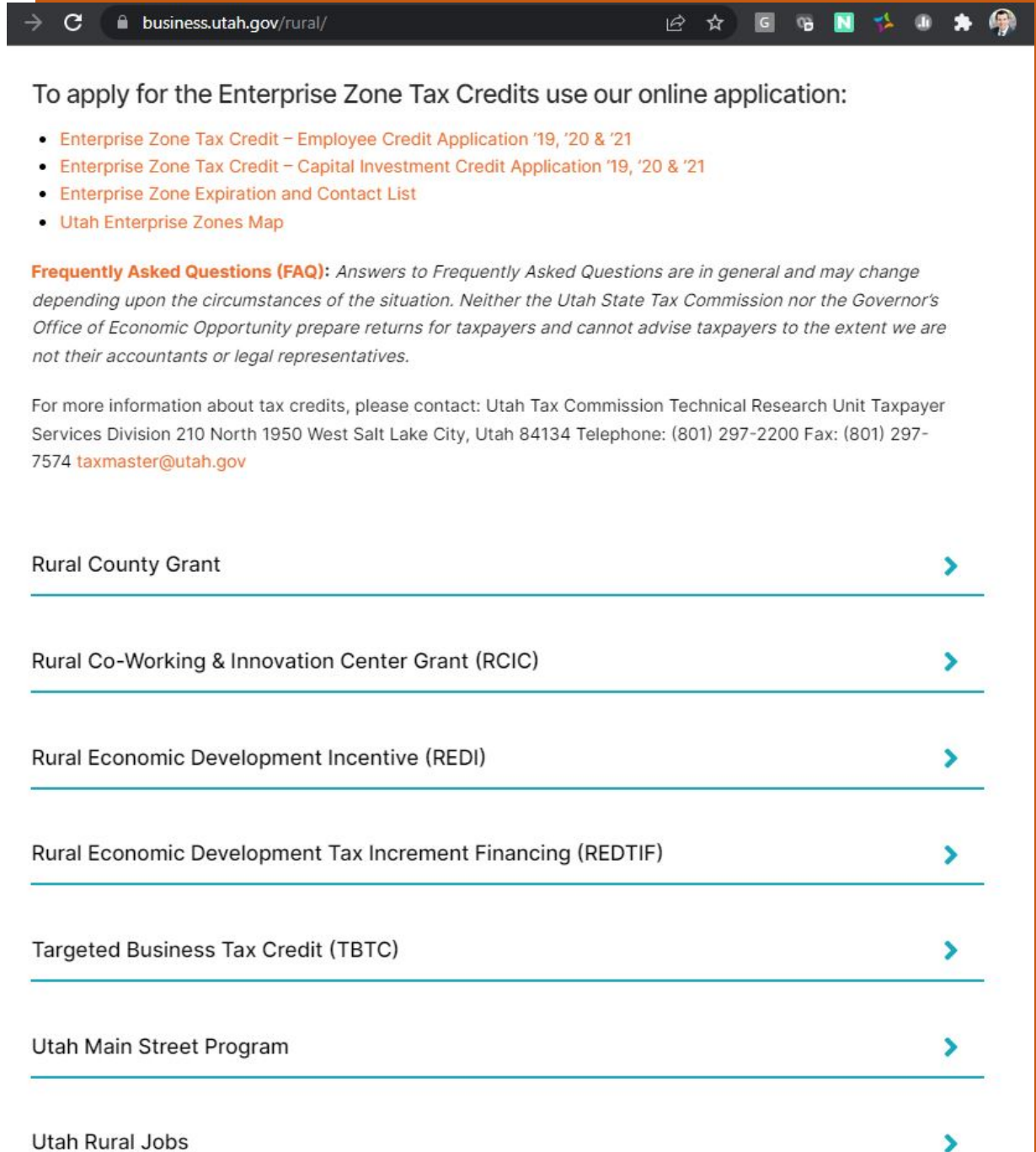
- Building not occupied, tenants, furniture or personal property > 2 years
- 25% of the first \$200k, 10% of the \$250k and 5% of the \$1m
- Specific documentation needs

Employee Credit

- Net growth of new Full-time positions
- Demonstrated by increasing end of year growth, as compared with the previous year
- Max 30 positions per year
- \$750 per employee and
- Additional increases for 125% county average, agriculture and employee sponsored health-insurance

Business.Utah.gov/rural/

1. Navigate to business.utah.gov/rural/.
2. Select the tax credit in which you want to apply
 1. Employee or
 2. Capital Investment (includes rehabilitation)



The screenshot shows the website business.utah.gov/rural/. At the top, it says "To apply for the Enterprise Zone Tax Credits use our online application:". Below this, there is a list of links: "Enterprise Zone Tax Credit – Employee Credit Application '19, '20 & '21", "Enterprise Zone Tax Credit – Capital Investment Credit Application '19, '20 & '21", "Enterprise Zone Expiration and Contact List", and "Utah Enterprise Zones Map". There is also a "Frequently Asked Questions (FAQ)" section with a disclaimer. At the bottom, there is contact information for the Utah Tax Commission Technical Research Unit Taxpayer Services Division. The main content area is a list of tax credits, each with a blue arrow pointing right:

- Rural County Grant
- Rural Co-Working & Innovation Center Grant (RCIC)
- Rural Economic Development Incentive (REDI)
- Rural Economic Development Tax Increment Financing (REDTIF)
- Targeted Business Tax Credit (TBTC)
- Utah Main Street Program
- Utah Rural Jobs

Qualified Investment - Two Required Forms

Certificate of Compliance

Enterprise Zone Tax Credit Certification Letter

The undersigned _____, the _____,
 [Name of officer] [Title of officer]
 of _____, a _____,
 [Name of applicant] [Enterprise Zone]
 _____, for _____,
 [Entity, sole proprietorship, individual, claimant, estate, or trust] [Tax Year]

("Applicant"), hereby certifies to the State of Utah, acting through the Governor's Office of Economic Opportunity as Administrator of the Enterprise Zone Tax Credit Program, the following:

- The applying business entity conducts or transacts business within the State of Utah and has Utah taxable income (59-7-101) or state taxable income (59-10-1)
- The applying business entity had operations within an Enterprise Zone during the applicable tax year for which at least 51% of the employees employed at the claimed facility reside in the county in which the enterprise zone is located or an enterprise zone that is immediately adjacent to the county that contains the enterprise zone in which the claimed facility is located (63N-2-212)
- All claimed qualifying investment for which the investment occurred outside of the applicable tax year was placed into service during the applicable tax year
- All claimed investment spent on rehabilitating a building had been vacant for two years or more, including that the building has had or contained no occupants, tenants, future, or personal property for two years or more, in the time period immediately before the rehabilitation
- The information supplied in this Enterprise Zone tax credit application is true, correct, and in compliance with the statute (63N-2) and administrative rules (R357-15) of the Enterprise Zone program and the following summarizes the tax credits claimed:

Summary of Tax Credits Claimed for Tax Year

1. Number of new full-time employee positions created in _____ x \$750 = _____
 Enterprise Zone

Annual Investment Summary Template

Governor's Office of Economic Opportunity										
Enterprise Zone Tax Credit Annual Investment Summary Sheet										
Company Name:							Total Private Capital Investment: \$ -			
Business Address:							First \$750,000 \$ -			
Tax Year:							Total Credit (5%) on First \$750,000 \$ -			
							Annual Investment Tax Credit: \$ -			
Purchase Documentation Required for all Items							Payment Documentation Required for all Items ≥ 10k			
Count	Description of Plant, Equipment, or Other Depreciable Property	Document	Document Number	Item Date	Year Item was Placed into Service	Item Cost	Document	Document Number	Date of Payment	Total Payment Amount
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
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Qualified Investment - Documentation

Purchase Documentation

Identifies who, what, when and how much. Provide one of the following documents:

- Bill of sale
- Contract of sale
- Receipt
- Invoice
- Other documentation which identifies the buyer, seller, purchase price, item(s) purchased, and the date of purchase
- Vehicles have specific info required – provide business use percentage and reduce for trade-in allowance

Payment Documentation

Provides assurance the transaction occurred. Provide one or more of the following documents > \$10,000

- Bank statement
- Cleared check
- Signed and executed finance agreement
- For Cash Payments, signed statement from the seller confirming the payer, payee, date paid and amount paid

Rehabilitation – Additional Documentation

Specific Requirements

Eligibility is determined by two or more year of a building not containing the following prior to rehabilitation:

- Occupants
- Tenants
- Furniture
- Personal property

Amount eligible for the 25% tax credit, is for the amount of rehabilitation, not for the purchase of the property. The purchase of the property can be claimed through the standard process at the 5% rate.

Vacancy and New Occupancy Documentation

Provides assurances that the building was unoccupied, rehabilitated and occupied. Includes all of the following:

- Notarized vacancy letter or 3rd party information showing proof of duration of two or more years
- Current occupancy permit
- Documents showing current owner such as deed or mortgage documents
- Completed template showing rehabilitation costs

Employee - Two Required Forms

Certificate of Compliance

Enterprise Zone Tax Credit Certification Letter

The undersigned _____, the _____,
 [Name of officer] [Title of officer]
 of _____, a _____,
 [Name of applicant] [Enterprise Zone]
 _____, for _____,
 [Entity, sole proprietorship, individual, claimant, estate, or trust] [Tax Year]

("Applicant"), hereby certifies to the State of Utah, acting through the Governor's Office of Economic Opportunity as Administrator of the Enterprise Zone Tax Credit Program, the following:

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- All claimed qualifying investment for which the investment occurred outside of the applicable tax year was placed into service during the applicable tax year
- All claimed investment spent on rehabilitating a building had been vacant for two years or more, including that the building has had or contained no occupants, tenants, future, or personal property for two years or more, in the time period immediately before the rehabilitation
- The information supplied in this Enterprise Zone tax credit application is true, correct, and in compliance with the statute (63N-2) and administrative rules (R357-15) of the Enterprise Zone program and the following summarizes the tax credits claimed:

Summary of Tax Credits Claimed for Tax Year

1. Number of new full-time employee positions created in _____ x \$750 = _____
 Enterprise Zone

Annual Investment Summary Template

Governor's Office of Economic Opportunity

Enterprise Zone Tax Credit Employee List and Summary

Company Name: _____
 Business Address: _____
 Tax Year: _____

Quantity	Amount
Total Employee-Related Tax Credit:	0 \$ -
Each New FTE Position Created within the Enterprise Zone:	0 \$ -
a. \$500 if Each FTE Above Pays at least 125% of the Total Average Monthly Nonagricultural Payroll Wage in the Respective County Where the Enterprise Zone is Located:	0 \$ -
b. \$750 if Each FTE Above is in a Business Entity that Adds Value to Agricultural Commodities through the:	0 \$ -
c. \$200 May be Claimed for Each New FTE Position Created within the Enterprise Zone that is Filled by an Employee who is Insured Under an Employer-Sponsored Health Insurance Program if the Employer Pays at Least 50% of the Premium Cost for the Year for Which the Credit is Claimed:	0 \$ -

Eligible Employees: _____
 Current Tax Year Highest FTE: _____
 Baseline Employees: 0
 Q1 Prior Tax Year Positions: _____
 Q2 Prior Tax Year Positions: _____
 Q3 Prior Tax Year Positions: _____
 Q4 Prior Tax Year Positions: _____
 Highest Positions Total in Prior Tax Year: _____

Do Not Enter Baseline Employees Below

Count	Employee Name	Employee Position Title	Employee Department	Employee Hours Paid	Employee Hourly Rate	Gross Salary	Gross Benefits	Hire Date	Termination Date	Total Premium Cost	Employer Amount Paid	New FTE Created Within Enterprise Zone-\$750? (Yes/No)	New FTE Pays 125% County Wage-\$500? (Yes/No)	New FTE in Agricultural Value-Added Business-\$750?	Employee Insured by Employer-Program?	% Coverage of Employee Insurance by Employer?	Net Emp
1																	No
2																	No
3																	No
4																	No
5																	No
6																	No
7																	No
8																	No
9																	No
10																	No
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27																	No
28																	No
29																	No
30																	No

Employee – Documentation

What we review

The Employee Report is to help us understand:

- If net growth occurred, we review the maximum number of positions for the previous year and compare the number of positions for the year of application
- If the growth when the new employee was hired, their wage and other information that could result in a tax credit

We review a company's State Unemployment Insurance filings to help provide assurances about growth

Detail Required

Provide us the application year's "snapshot" of payroll activity. Please include all fields, even if the employee was hired, terminated or hire then terminated within the same year.

What happens after application

Timing and Correspondence

Generally, our team processes a tax credit within 30 days. If you haven't received a tax credit and it has been 30 days, reach out to us at

A member of the compliance team may request additional information by email

Don't file your taxes until awarded - 63N-2-213 (5) A business entity may not claim a tax credit under this section unless the business entity has a tax credit certificate issued by the office.

Certificates and Utah State Tax Commission

Certificates have a window of opportunity - the year of the assessment and two additional years

The Enterprise Zone program is a non-refundable tax credit. You need to have tax liability to benefit

Go Utah doesn't provide tax advise – please as the Utah State Tax Commission or your tax preparer

Go Utah provides the Utah State Tax Commission with essential information about your tax credit on a regular basis

Tips for success

Common additional information requests

- Missing business use percentage
- Land and building percentage – amount paid and percentage of building value as shown on property tax notice
- Addresses difficult to locate - provide a screenshot or a description for hard to find areas
- Signed/executed copy of financing agreements
- Economic entity assumption & relationship between entities
- Certificate of compliance
- Motor vehicle trade-in

Go Utah Compliance Team

utaheconcompliance@utah.gov



Jim
Grover



Laraib
Sial



Matthew
Wallace



Scott
Hollist



Ruqia
Qasim



Governor's Office of
Economic Opportunity

[BUSINESS.UTAH.GOV](https://business.utah.gov)