Prineville/Crook County Enterprise Zone Information

541-233-2015 | www.edcoinfo.com

OVERVIEW

Prineville / Crook County Enterprise Zone is intended to create new jobs in Crook County by encouraging business investment. Both new businesses and expansion of existing businesses may qualify for the investment incentive. For either standard or long-term rural enterprise zones, only new facilities or improvements not yet on the tax roll are eligible for this tax incentive.

Tax Incentives

Standard Enterprise Zone

This economic development incentive offers 100% property tax exemptions for qualified investments from manufacturing and other primary employers. The period of exemption is from a minimum of three (3) years to a maximum of five (5) years. All industrial and commercial zoned land inside the Prineville Urban Growth Boundary (UGB) is within the zone, as well as some designated areas outside the UGB that could be for destination resort development or large scale industrial development.

Long-Term Rural Enterprise Zone

Two additional incentive provisions exist for the Prineville / Crook County Enterprise Zone. The zone allows property tax exemptions for new hotel, motel and destination resort developments. The second provision is for the long-term rural enterprise zone, which allows the zone sponsors to exempt larger scale projects for a period of 7 to 15 years. Long-term rural enterprise-zone participants are also eligible for income tax credits based on employment levels.

Eligibility

Standard Enterprise Zone

New employers to Oregon or the region are eligible as well as existing primary employers. Existing companies must add at least 10% to their workforce to qualify. Minimum investment for both new and existing companies is $50,000. Five year exemptions require a company to compensate their employees at 150% of the county's average wage, which is $62,369 for Crook County's 2014 average of $41,579.

Long Term Rural Enterprise Zone

Both new and existing businesses are eligible to participate, provided they do not compete significantly with the local economy and they bring in outside income. Minimum investment and job creation criteria to qualify for Prineville/Crook County Long-Term Rural Enterprise Zone are below.

Qualifying Criteria	Prineville Super E-Zone
Minimum Investment	$10.45 million
Minimum New Employment	35 jobs
Minimum Compensation per Employee	$62,369*

**150% of Crook County average annual wage*

Additionally, the minimum state tax payment before claiming tax credits (which reduces the total amount of taxes owed) would be the lesser of $1 million or the product of $12,500 multiplied by the number of new employees.

E-Zone Incentive Savings

Original Investment	Savings	
	over 3 years	over 5 years
$1 million	$49,247	$82,079
$5 million	$246,237	$410,395

Application Process

To receive investment incentives, eligible businesses must file an Enterprise Zone Pre-certification Form with the local zone manager prior to any eligible investments. For more information about the Enterprise Zone, contact Caroline Ervin, Prineville Economic Development Manager, at 541-233-2015

Prineville/Crook County Enterprise Zone Information

EDCO MOVE START GROW

541-233-2015 | www.edcoinfo.com

Frequently Asked Questions

Does the Enterprise Zone take away from the existing tax base?

No, the Legislature, in coordination with cities and counties across Oregon, has structured the Enterprise Zone to ensure that no property (land, buildings, equipment) previously on the tax rolls can be removed through an exemption process. Only new investment qualified by an application process with the local Enterprise Zone manager, and coordinated with local tax assessor, can be exempted, unless the company has been approved by the zone sponsor(s) for a "super" e-zone.

My company is eligible for the e-zone, but I've already started construction. Can my facilities be exempted?

Typically not. Companies wishing to access the program need to complete a simple, two page pre-certification application prior to breaking ground on new or expanded facilities. It is suggested that pre-certification occur when building permits are prepared.

Are commercial developments eligible for Enterprise Zone exemptions?

No, with the exception of hotel, motel and destination resort developments in Prineville / Crook County, only primary employers are eligible. The test for commercial versus primary or industrial is that 75% of a company's products or services must be sold or delivered outside the region.

When the exemption period expires, does my property (building and equipment) come back on the tax roll?

Yes. Buildings and equipment are assessed throughout the exemption period, but come back on the tax rolls at a depreciated value. During the period that a company participates in the Enterprise Zone, property taxes on real and personal property are exempted, not deferred.

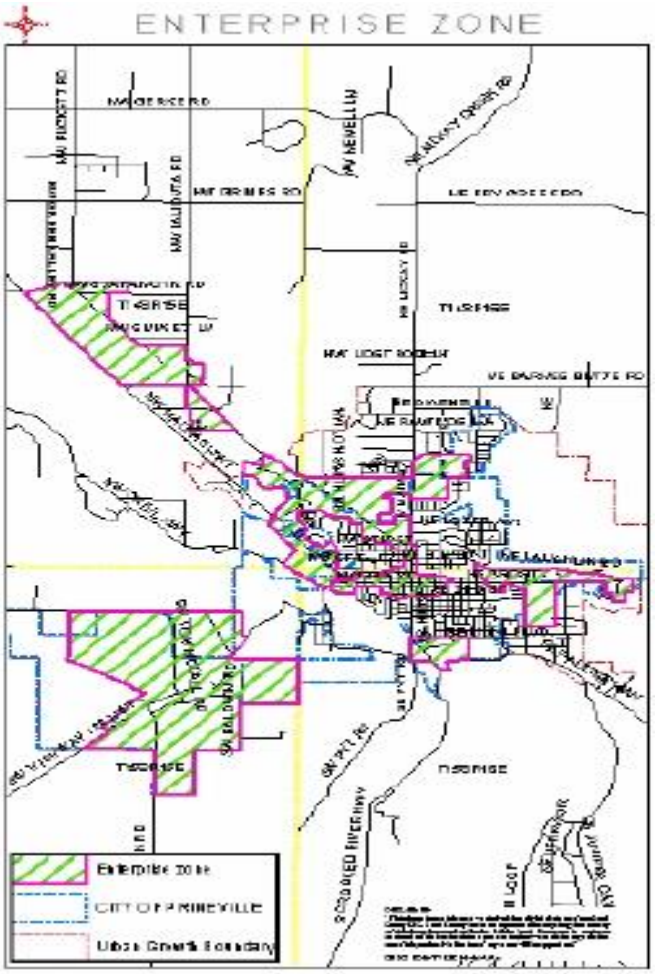
May my company use the Enterprise Zone multiple times for future expansions?

Yes. Expansion projects for qualifying employers are eligible as long as the employer adds at least 10% to their existing workforce each time the program is used.

Can eligible employers who rent their facilities qualify?

Yes. If a facility has not been previously occupied or is a build-to-suit for an eligible company, landlords are required to pass on savings resulting from property tax exemptions to their tenants.

Prineville Enterprise Zone Map



Economic Development for Central Oregon (EDCO) is a private, non-profit organization, dedicated to the region's economic diversity by focusing on traded sector companies. EDCO attracts permanent family wage jobs by recruiting new companies and helping existing companies expand.

Zone Manager: Caroline Ervin
Prineville/Crook County Economic Development
510 SE Lynn Blvd., Prineville, OR 97754
541-233-2015
Economic Development for Central Oregon
541-388-3236 | www.edcoinfo.com