



**RENAISSANCE ZONE INCOME
EXEMPTION AND TAX CREDITS**

OFFICE OF STATE TAX COMMISSIONER
SFN 28706 (12-2025)

**Schedule RZ
2025**

Attach to Form ND-1,
38, 40, 58, OR 60

Taxpayer's Name As Shown on Tax Return	Social Security Number (Or FEIN, if Applicable)
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Part 1 Business or investment income exemption

► See the instructions for Part 1 on page 3 of the instruction booklet.

- If the taxpayer directly owns or leases the zone project property, complete lines 1 through 17 of Part 1. On lines 8 through 17, only include the numbers for the business that owns or leases the zone project property.
- If the taxpayer is completing Schedule RZ, Part 1, only to claim a business or investment income exemption shown on a North Dakota Schedule K-1, skip lines 1 through 17, and enter the income exemption amount on page 2, Part 1, line 18.

1. Project number assigned by the local zone authority (Attach a copy of the final zone project approval letter) _____ **1** _____

2. Renaissance zone city in which the zone project property is located _____

3. Street address of zone project property _____

4. Does taxpayer have more than one zone project at the address shown on line 3 above? ☐ Yes ☐ No
If yes, enter all of the project numbers here _____

5. Type of qualifying transaction (from final zone project approval letter):

- a** ☐ Purchase **b** ☐ Purchase with major improvements **c** ☐ Lease **d** ☐ Qualified rehabilitation
e ☐ Public utility infrastructure changes **f** ☐ Leasehold improvements

6. If **a** or **c** is checked on line 5, enter the date on which title to the property was obtained or the date the lease took effect, whichever applies. If **b**, **d**, **e** or **f** is checked on line 5, enter the date the improvement or rehabilitation work was completed _____ **6** _____

7. Exemption period start date (from final zone project approval letter) _____ **7** _____

► If the zone project property is being used solely for investment purposes, skip lines 8 through 15, and go to line 16. See instructions for what is considered investment use.

8. North Dakota business income for 2025 tax year (See instructions for the amount to enter on this line) **8** _____

► If less than 100% of the taxpayer's North Dakota business real property is located at the zone project location, complete lines 9a through 9h; otherwise, enter "1.000000" on line 9h and go to line 10.

9. Enter the average value at original cost of each of the following real and tangible personal property items used in the business:	Column A	Column B
	All property in North Dakota	Property at zone project location
a. Inventories _____ 9a	_____	_____
b. Buildings and other fixed assets _____ 9b	_____	_____
c. Depletable assets _____ 9c	_____	_____
d. Land _____ 9d	_____	_____
e. Other assets (Attach a statement identifying assets) _____ 9e	_____	_____
f. Rented property (Annual rent x 8) _____ 9f	_____	_____
g. Total property. Add lines 9a through 9f _____ 9g	_____	_____
h. Zone apportionment factor. Divide line 9g, Column B, by line 9g, Column A _____ 9h	_____	_____

10. North Dakota business income attributable to zone project. Multiply line 8 by line 9h _____ **10** _____

► See the instructions to lines 11a through 11c before completing them.

11. **a.** Amount of square feet added by the zone project _____ **11a** _____

b. Total square footage of building after expansion _____ **11b** _____

c. Expansion limitation factor. Divide line 11a by line 11b _____ **11c** _____

12. Multiply line 10 by line 11c. Enter the amount from this line on Page 2, Part 1, line 13 _____ **12** _____

► Attach all 5 pages of Schedule RZ to the North Dakota income tax return

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Part 1 continued

13. Enter the amount from page 1, Part 1, line 12 13
See the instructions to lines 14a through 14c before completing them.
14. a. Number of months of eligibility for the exemption during the 2025 tax year 14a
b. Number of months in taxpayer's 2025 tax year 14b
c. Exemption period eligibility factor. Divide line 14a by line 14b 14c
15. North Dakota business income exemption for this project. Multiply line 13 by line 14c 15
16. North Dakota investment income exemption for this project (See instructions) 16
17. Income exemption from directly-owned zone project property. Add lines 15 and 16 17
18. Income exemption from a passthrough entity. Enter the amount, if any, from North Dakota Schedule(s) K-1 18
19. Tentative business and/or investment income exemption for this project. Add lines 17 and 18. Enter the amount from this line on page 5, Part 7, line 1a 19

Part 2 Business purchase or expansion tax credit

See the instructions for Part 2 on page 6 of the instruction booklet.
1. Fill in this circle only if the taxpayer is eligible fro this credit and is irrevocably electing to claim it instead of the business income exemption
2. Project number assigned by the local zone authority (Attach a copy of the final zone project approval letter)
3. Renaissance zone city in which the zone project is located
4. Street address of zone project property
5. Does taxpayer have more than one zone project at the address shown on line 4 above? Yes No
If yes, enter all of the project numbers here
6. Type of qualifying transaction (from final zone project approval letter):
a Purchase of new business b Expansion of existing business c Leasehold improvement
7. If a is checked on line 6, enter the date on which title to the property was obtained. If b or c is checked on line 6, enter the date the expansion or leasehold improvement work was completed 7
8. Credit period start date (from final zone project approval letter) 8
See the instructions to line 9 before completing it.
9. Number of months of eligibility for the credit for the 2025 tax year 9
10. Business purchase or expansion tax credit. If the number on line 9 is less than 12, multiply the number on line 9 by \$166.67; otherwise, enter \$2,000. Enter the amount from this line on page 5, Part 7, line 2 10

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Part 3 Single family residence tax credit

► See the instructions for Part 3 on page 8 of the instruction booklet.

1. Project number assigned by the local zone authority (*Attach a copy of final zone project approval letter*) _____
2. Renaissance zone city in which the zone project is located _____
3. Street address of zone project property _____
4. Does taxpayer have more than one zone project at the address shown on line 3 above? ☐ Yes ☐ No
If yes, enter all of the project numbers here _____
5. Type of qualifying transaction (*from final zone project approval letter*):
a ☐ Purchase b ☐ Qualified rehabilitation
6. If a is checked on line 5, enter the date on which title to the qualifying property was obtained _____ 6 _____
7. If a is checked on line 5, enter the date on which the taxpayer first occupied the qualifying property _____ 7 _____
8. If b is checked on line 5, enter the date on which the rehabilitation work was completed _____ 8 _____
9. Credit period start date (*from final zone project approval letter*) _____ 9 _____
- See instructions to line 10 before completing it.
10. Number of months of eligibility for this credit for the 2025 tax year _____ 10 _____
11. Single-family residence tax credit. If the number on line 10 is less than 12, multiply the number on line 10 by \$833.33; otherwise, enter \$10,000. Enter the amount from this line on page 5, Part 7, line 3 _____ 11 _____

Part 4 Historic property preservation or renovation tax credit

► See the instructions for Part 4 on page 9 of the instruction booklet.

1. Project number assigned by the local zone authority (*Attach a copy of final zone project approval letter*) _____
2. Renaissance zone city in which the zone project is located _____
3. Street address of zone project property _____
4. Does taxpayer have more than one zone project at the address shown on line 3 above? ☐ Yes ☐ No
If yes, enter all of the project numbers here _____
5. Total amount paid to preserve or renovate the qualifying historic property _____ 5 _____
6. a. Multiply line 5 by 25% (.25) _____ 6a _____
b. Maximum tax credit per project _____ 6b **250,000**
c. Enter the smaller of line 6a or line 6b _____ 6c _____
7. Historic tax credit from a passthrough entity (*Attach copy of North Dakota Schedule K-1*) _____ 7 _____
8. Carryforward from 2024 tax year (*from 2024 Schedule RZ, Part 4, line 11*) _____ 8 _____
9. Total available credit. Add lines 6c, 7, and 8 _____ 9 _____
10. Credit for 2025 tax year (See instructions) (*Attach statement*) Enter here and on page 5, Part 7, line 4 _____ 10 _____
11. Carryforward to 2026 tax year (*See instructions*) (*Attach statement*) _____ 11 _____

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Part 5 Renaissance fund organization (RFO) investment tax credit

See the instructions for Part 5 on page 9 of the instruction booklet.

1. Renaissance zone city having the RFO in which the investment was made
2. Amount invested in the RFO during the 2025 tax year
3. Multiply line 2 by 50% (.50)
4. RFO tax credit from a passthrough entity
5. Carryforward from 2024 tax year
6. Total available credit. Add lines 3, 4, and 5
7. Credit for 2025 tax year
8. Carryforward to 2026 tax year

Part 6 Nonparticipating property owner tax credit

See the instructions for Part 6 on page 10 of the instruction booklet.

1. Project number assigned by the local zone authority
2. Renaissance zone city in which the zone project is located
3. Street address of zone project property
4. Does taxpayer have more than one zone project at the address shown on line 3 above?
5. Approved cost of making utility changes
6. Nonparticipating property owner tax credit from a passthrough entity
7. Carryforward from 2024 tax year
8. Total available credit. Add lines 5, 6, and 7
9. Credit for 2025 tax year
10. Carryforward to 2026 tax year

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Part 7 Exemption and tax credit summary

Interest in multiple zone projects. A separate Schedule RZ (for Parts 1 through 6) must be completed for each zone project. If more than one Schedule RZ is completed for the tax year, add the separate amounts from all of the Schedule RZ forms and enter the total on the appropriate line of Part 7 on only one of the Schedule RZ forms.

1. a. Tentative business and/or investment income exemption from Part 1, line 19 1a
b. Maximum exemption per year 1b 500,000
c. Enter lesser of line 1a or line 1b. Enter this amount on the 2025 North Dakota return as instructed below 1c

If filing: Enter amount from line 1c on:
Form ND-1 Schedule ND-1SA, line 4
Form 38 Form 38, Tax Computation Schedule, line 4d
Form 40 Form 40, line 10, or Schedule CR, Part 1, line 10
Form 58 Form 58, Schedule K, line 4
Form 60 Form 60, Schedule K, line 2

2. Business purchase or expansion tax credit from Part 2, line 10 2
3. Single-family residence tax credit from Part 3, line 11 3
4. Historic property preservation or renovation tax credit from Part 4, line 10 4
5. Renaissance fund organization investment tax credit from Part 5, line 7 5
6. Nonparticipating property owner tax credit from Part 6, line 9 6
7. Total renaissance zone credit. Add lines 2 through 6. Enter this amount on the 2025 North Dakota return as instructed below 7

If filing: Enter amount from line 7 on:
Form ND-1 Schedule ND-1TC, line 2
Form 38 Schedule 38-TC, line 1
Form 40 Form 40, Schedule TC, line 8, or Schedule CR, Part III, line 8
Form 58 Form 58, Schedule K, line 7
Form 60 Form 60, Schedule K, line 4

Attach all 5 pages of Schedule RZ to the North Dakota income tax return