

Standard Property Tax Exemptions in Mississippi

Property Tax Exemption

An exemption from property taxes is available to eligible industries that locate or expand in Mississippi. The following businesses qualify for this exemption, at the discretion of the county and city government:

- Manufacturers, processors and/or refineries
- Research and development facilities
- Warehouse and distribution facilities
- Air transportation and maintenance facilities
- Telecommunications companies
- Data and information processing companies
- Recreational facilities that impact tourism
- Movie industry studios
- Technology-intensive facilities
- Regional or national headquarters
- Health care industry facilities

Local governing authorities may grant a property tax exemption for up to 10 years on real and tangible personal property being used in the state. The exemption may be granted for all local property taxes except school district taxes on any property, with the exception of finished goods or rolling stock. The exemption usually applies to property taxes on land, buildings, machinery, equipment, furniture, fixtures, raw materials and work in process.

To apply, eligible companies should contact the county board of supervisors for an exemption from county millage and the municipal authorities for an exemption from the city millage.

Fee in Lieu of Property Taxes

For eligible new businesses or expansion projects in the state that have a private capital investment of more than \$100 million, local governmental authorities may negotiate a fee that will be paid in place of the calculated property tax typically due on the property. In addition, for health care industry facilities that have been certified by the Mississippi Development Authority and that make an investment of at least \$10 million, local governmental authorities may negotiate a fee in lieu of property tax.

This negotiated fee may be awarded for up to 20 years but cannot be less than one third of the property tax levy, including the property taxes assessed for school districts. No particular parcel of land, real property improvement or item of personal property can be subject to a fee in lieu for more than 10 years. These fees in lieu of property tax are designed to encourage development within local communities and must be agreed to by the local board of supervisors and/or municipal authorities. All negotiated fees must be given final approval by MDA.

For more details, contact MDA's Financial Resources Division or visit:

<http://www.dor.ms.gov/Individual/Documents/2015%20Incentive%20Book-%20Final.pdf>.

July 2016

Contact the Mississippi Development Authority's Financial Resources Division
at 601.359.3552 or financial@mississippi.org to learn more.