GENERAL INFORMATION
Renaissance Zone (RZ) designation grants tax relief to a qualified taxpayer. In conjunction with the designation of these zones, the City Income Tax Ordinance was amended, effective January 1, 1997, to include a RZ deduction.

REDUCED RENAISSANCE ZONE DEDUCTION IN LAST THREE YEARS OF DESIGNATION
The RZ deduction allowed for a particular RZ is reduced during the last 3 years of RZ designation. The deduction is reduced by 25% in the second to the last year, 50% in the year immediately preceding the final year and 75% in the last year of designation. No RZ deduction is allowed after the 15th year.

WHO MAY CLAIM A RENAISSANCE ZONE DEDUCTION
A qualified resident domiciled in a RZ for 183 consecutive days, and qualified resident and nonresident individuals with income from rental real estate, business, profession or other activity located and doing business in a RZ.

HOW TO CLAIM A RENAISSANCE ZONE DEDUCTION
To claim a RZ deduction, a taxpayer must file a Grand Rapids income tax return and attach a completed Schedule RZ.

RENAISSANCE ZONE DEDUCTION DISQUALIFIERS
A person is not eligible to claim a RZ deduction if:
1. The person is delinquent in filing or paying any of the following state or local taxes: Michigan single business tax, Michigan income tax, city income tax, Act 198 industrial abatement tax, general abatement tax, enterprise zone tax, city utility tax or general property taxes.
2. The person owns residential rental property and did not file an affidavit with Grand Rapids by December 31 of the prior tax year attesting that the property is in substantial compliance with all applicable state and local zoning, building and housing laws or codes.

A business owner is subject to the above disqualifiers and not eligible to claim a Renaissance Zone deduction if the business:
1. Is located within Grand Rapids outside of a RZ and moves to a location within a RZ in Grand Rapids without approval of the city.
2. Relocates more than 25 full-time equivalent jobs from one or more non-RZ local governmental units (city, village or township) and any of the government units from which a job was relocated adopts a resolution objecting to the relocation within 60 days of being notified of the job relocation by the business.

RESIDENT DOMICILED IN A RENAISSANCE ZONE
DOMICILE DEFINED: Domicile is the place where a person has his or her true, fixed and permanent home and principal establishment, to which, whenever absent therefrom, he or she intends to return.

QUALIFICATION DATE: A resident domiciled in a RZ for the required 183 consecutive days becomes qualified as of the first day of domicile.

DEDUCTIBLE INCOME: Income earned or received during the period of domicile in a RZ may be deducted except the following: Lottery winnings from an instant game or on-line game; income from rental real estate located in Grand Rapids; and income from rental real estate located in Grand Rapids and the total number of days domiciled in the RZ.

INDIVIDUAL WITH INCOME FROM RENTAL REAL ESTATE, BUSINESS, PROFESSION OR A PARTNERSHIP LOCATED AND DOING BUSINESS IN A RENAISSANCE ZONE
INCOME QUALIFIED FOR RENAISSANCE ZONE DEDUCTION
1. That portion of business or professional income from business activity in a RZ after adjustment for any net operating loss deduction and retirement plan deduction. The RZ portion of business activity is determined via a two-factor apportionment formula, property and payroll within a Grand Rapids RZ to that in the entire city.
2. Income from rental of real property located in a RZ.
3. The partner's share of partnership income from RZ business activity.

LINE BY LINE INSTRUCTIONS
Before filling in Schedule RZ, complete Form GR-1040 through line 22. Next enter taxpayer's name and Social Security number at the top of Schedule RZ as shown on the Grand Rapids income tax return form.

RESIDENTS DOMICILED IN A RENAISSANCE ZONE
(Continued instructions for line 16)
Line 1. Enter address of domicile in the RZ.
Line 2. Enter date domicile was established at RZ residence.
Line 3. Enter starting and ending dates of domicile in the RZ this year and the total number of days domiciled in the RZ.
Line 4. Divide the number of days on line 3 by 365, and enter the percentage.
Line 5. Enter gross income reported on GR-1040, line 18.
Line 6. Enter the capital gain or loss reported for sale or exchange of property on GR-1040, line 7.

INSTRUCTIONS FOR SCHEDULE RZ OF GR-1040
RENAISSANCE ZONE DEDUCTION

Line 7. Enter all lottery winnings included in the other income reported on GR-1040, lines 1 and/or 16.
Line 8. Enter the total of the deductions claimed on GR-1040, page 2, Deductions Schedule lines 1 through 5.
Line 11. Determine the portion of capital gains (not including capital losses) from sale or exchange of property on GR-1040, line 7, that occurred after the qualification date listed on line 2 and enter the amount. Attach a schedule showing the computation. The allowable RZ deduction for capital gains may be determined by subtracting from gross proceeds:
A. Adjust the basis for the property to the fair market value on the qualification date (the prior day's closing price for traded securities) and subtract the basis from the sale proceeds; or
B. Divide the number of months the property was held and apply this fraction to the gain reported for the property on the federal income tax return.
Line 12. Enter lottery winnings from instant games or online games won after the qualification date listed on line 2.
Line 13. Enter the total of lines 10, 11 and 12.
Line 14. Enter the Deduction Allowance Factor percentage on line 14a; multiply line 13 by line 14a and enter the result on line 14b; also enter this amount on Form GR-1040, page 2, Deduction Schedule, line 6.

INDIVIDUALS WITH INCOME FROM RENTAL REAL ESTATE, BUSINESS, PROFESSION OR A PARTNERSHIP
For this section of Schedule RZ residents are to use the resident column and nonresident tenants are to use the nonresident column. A part-year resident is to divide each line item and report the resident and nonresident portions accordingly.

Line 15. List the business name, D.B.A., and the address of each location within a RZ.
Line 16. Enter the business and farm income reported on GR-1040, lines 6 and 13.
Line 17. Enter the net operating loss deduction claimed on GR-1040, line 16.
Line 18. Enter the retirement plan deduction claimed on GR-1040, page 2, Deduction Schedule, line 2, related to income on line 16.
Line 20. The RZ apportionment percentage is used by companies doing business both inside a RZ and outside the RZ. If the business income is 100% within the RZ, enter 100% on line 20f and complete the form from there.

Line 20a. In column 1 enter the average net book value of all real and tangible personal property owned and located in Grand Rapids. In column 2 enter the average net book value of the real and tangible personal property owned and located in a Grand Rapids RZ. The average net book value of real and tangible personal property may be determined by adding the net book value at the beginning of the year to the net book value at the end of the year and dividing the sum by two, or if the business was located in the RZ for less than a year, on a monthly average basis.
Line 20b. Enter in column 1 the gross annual rent multiplied by 8 for all rental real property located in Grand Rapids. In column 2 show the gross annual rent multiplied by 8 for rental real property located in a Grand Rapids RZ.
Line 20c. Total column 1 and column 2. In column 3 enter the percentage, column 2 divided by column 1.

Line 20d. Enter in column 1 compensation paid to employees for work or services performed within Grand Rapids. In column 2 enter compensation paid to employees for work or services performed within a Grand Rapids RZ. In column 3 enter the percentage, column 2 divided by column 1.

Line 22. Enter the RZ deduction from a partnership. Be certain to enter the partnership Federal Employer Identification Number (FEIN). If a person has a RZ deduction from more than one partnership, attach a schedule providing necessary data. Adjust for any non-RZ portion of the deduction claimed on GR-1040, page 2, Deduction Schedule, line 2, based on partnership income included in Schedule RZ, line 22.

Line 23. Enter the address for each parcel of residential real estate located in a Grand Rapids RZ.

Line 24. Enter the income from rental real estate located in a GR RZ.

Line 25. Enter the total of lines 21, 22 and 24.

Line 26. Enter the Deduction Allowance Factor percentage on line 26a; multiply line 25 by line 26a and enter the result on line 26b; also enter this amount on Form GR-1040, page 2, Deduction Schedule, line 6.

Revised: 04/21/2015
# Renaissance Zone Deduction, Sch RZ - Form GR-1040, Page 2, Deductions Schedule, Line 6

**Attachment 19**

## Disqualification Criteria

An individual is not qualified to claim the Renaissance Zone Deduction if any of the following taxes are delinquent:

- City Income Tax
- Personal Property Tax
- Commercial Facilities Tax (GRT)
- City (Detroit) Utilities Users Tax
- Michigan Income Tax
- Michigan Single Business Tax
- Enterprise Zone Tax
- Technology Park Development Tax
- General Property Tax
- Industrial Facilities Tax (IFT)
- Neighborhood Enterprise Zone Tax
- Commercial Forest Tax

## Deduction Allowance Factor

The Renaissance Zone deduction is phased out during the final three years of a Renaissance Zone’s designation. The Deduction Allowance Factor is: 75% for the tax year that is 2 years before the final year of designation; 50% for the tax year immediately preceding the final year of designation; 25% for the final year of designation; and 100% for all other years of designation.

## Resident Domiciled in a Renaissance Zone

Complete this section if you were a resident of Grand Rapids domiciled in a Renaissance Zone.

A 183 day residence requirement must be completed before qualifying to claim the Renaissance Zone Deduction.

1. Address of domicile in Renaissance Zone
2. Date domicile established at this residence / / If domicile is continuous for at least 183 days, taxpayer is qualified on this date.
3. Dates of domicile this year: Starting date / / Ending date / / Total number of days Days
4. Percentage of year as a qualified resident of a Renaissance Zone (Line 3 divided by 365) 4 %
5. Gross income from Form GR-1040, page 1, line 18, column C 5 .00
6. Capital gains reported on Form GR-1040, page 1, line 7, column C 6 .00
7. Lottery winnings included in income reported on Form GR-1040, page 1, lines 1 or 16, column C 7 .00
8. Total deductions related to income included in line 5 (Add amounts reported on GR-1040, pg. 1, Deductions Sch., Lines 1 - 5) 8 .00
9. Base income for Renaissance Zone deduction (Line 5 less lines 6, 7 and 8) 9 .00
10. Total qualified ordinary income (Line 9 multiplied by line 4) 10 .00
11. Portion of capital gains from sale or exchange of property occurring after qualification date 11 .00
12. Lottery winnings from an instant lottery game or an online game won after becoming a qualified taxpayer 12 .00
13. Renaissance Zone deduction base (Add lines 10, 11 and 12) 13 .00

### Enter Deduction Allowance Factor on line 14a, 100%, 75%, 50% or 25%; multiply line 13 by 14a; enter deduction on line 14b and on Form GR-1040, page 2, Deduction schedule, line 6.)

14. **Enter Deduction Allowance Factor on line 14a, 100%, 75%, 50% or 25%; multiply line 13 by 14a; enter deduction on line 14b and on Form GR-1040, page 2, Deduction schedule, line 6.)**

15. **%**
16. **%**

## Other Individuals with Income from Rental Real Estate, Business, Profession or Partnership Located and Conducting Business in a Renaissance Zone

Complete this section if you are a resident or nonresident individual with income from rental real estate, a business, profession or partnership with business activity in a Renaissance Zone.

15. Business name (D.B.A.) and address of each location in a Renaissance Zone
16. Business and farming income reported on Form GR-1040, page 1, line 6 or 13, column C 16 .00
17. Net operating loss deduction claimed on Form GR-1040, page 1, line 16, column C 17 .00
18. Retirement plan deduction claimed on Form GR-1040, page 2, Deductions schedule, line 2, related to income reported on line 17, column C 18 .00
19. Base for Renaissance Zone deduction (Line 16 less lines 17 and 18) 19 .00

## Renaissance Zone Apportionment Percentage

### COLUMN 1 IN GR RAPIDS
### COLUMN 2 IN REN. ZONE

#### COLUMN 3 PERCENTAGE (Column 2 divided by column 1)

20a. Average net book value of real & personal property
20b. Gross rent paid on real property multiplied by 8
20c. Total property (Add line 20a and 20b) %
20d. Total wages, salaries and other compensation %
20e. Total percentages (Add column 3, line 20c and 20d) %

20f. Renaissance Zone deduction percentage (Line 20e divided by 2) 20f %

21. Renaissance Zone deduction for business (Line 19 multiplied by line 20f) 21 .00

22. **Renaissance Zone deduction from partnership return; enter Partnership FEIN on line 22a and deduction amount on line 22b** 22a 22b .00

23. Address of each parcel of rental real estate located in a Renaissance Zone
24. Income from rental real estate located within a Renaissance Zone 24 .00

25. Renaissance Zone deduction base (Add lines 21, 22a and 24) 25 .00

### Enter Deduction Allowance Factor on line 25a, 100%, 75%, 50% or 25%; multiply line 25 by 25a; enter result on line 25b and on Form GR-1040, pg. 2, Deduction schedule, line 6.)

26. **Enter Deduction Allowance Factor on line 26a, 100%, 75%, 50% or 25%; multiply line 25 by 26a; enter result on line 26b and on GR-1040, pg. 2, Deduction schedule, line 6.)**

26a %
26b .00