



**RANDOLPH  
COUNTY**  
WEST VIRGINIA

**DEVELOPMENT  
AUTHORITY**  
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304.637.0803

## INCENTIVE PROGRAMS

### TAX INCENTIVES

#### Corporate Headquarters Credit

Companies that relocate their corporate headquarters to West Virginia are eligible for tax credits if 15 new jobs (including relocated employees) are created within the first year. The credit can offset up to 100 percent of the tax liability for business and occupation tax, corporate net income tax, and personal income tax on certain pass-through income, for a period of up to 13 years.

#### Economic Opportunity Credit

For qualified companies that create at least 20 new jobs within specified time limits (10 jobs in the case of qualified small businesses) as a result of their business expansion projects, the State's Economic Opportunity Tax Credit can offset up to 80 percent of the corporate net income tax and personal income tax (on flow through income only) attributable to qualified investment. If a qualified company that creates the requisite number of jobs pays an annual median wage higher than the statewide average non-farm payroll wage, then the qualified company can offset up to 100 percent of the corporate net income tax and personal income tax (on flow through income only) attributable to qualified investment.

For qualified businesses creating less than 20 new jobs within specified time limits, or for a qualified small business creating less than 10 new jobs, a \$3,000 credit is allowed per new full-time job for five years, providing the new job pays at least \$35,700 per year and the employee has employer-provided health insurance benefits. The \$35,700 figure is adjusted annually for cost of living.

Qualified businesses include those engaged in the activities of manufacturing, information processing, warehousing, non-retail goods distribution, qualified research and development, the relocation of a corporate headquarters, or destination-oriented recreation and tourism.

#### Opportunity Zones

Opportunity Zones provide a win-win solution for everyone. Created to support recovery and growth in distressed communities, these zones also provide tax incentives for investors willing to invest in rural and low-income areas. In 2018, the Governor designated various Opportunity Zones in West Virginia that are eligible to receive this private funding for community improvement. Investors benefit from the real estate or business investments within these areas, while also enjoying tax deferring benefits on any capital gains received from these investments.

#### The Freeport Amendment

The Freeport Amendment exempts property from the West Virginia ad valorem property tax in two ways. First, manufactured products produced in West Virginia and stored in the state for a short time before moving into interstate commerce are exempt from property tax. Second, goods transported into West Virginia from outside of the state, which are held for a short time in a warehouse and then shipped to a destination outside of West Virginia, are exempt from the property tax. The exemption does not apply to inventories of raw materials or goods in process.

#### High-Tech Manufacturing Credit

Businesses that manufacture certain computers and peripheral equipment, electronic components or semi-conductors and which create at least 20 new jobs within one year after placement of qualified investment into service, can receive a tax credit to offset 100 percent of the corporate net income tax, and personal income tax on certain pass through income for 20 consecutive years.



### **High Technology Valuation Act (Data Centers)**

Tangible personal property, including servers, directly used in a high-technology business or in an internet advertising business, is valued for property tax purposes at five percent of the original cost of the property. In addition, sales tax is eliminated from all purchases of prewritten computer software, computers, computer hardware, servers, building materials and tangible personal property for direct use in high-technology business or internet advertising business.

### **Manufacturing Inventory Credit**

This credit offsets the corporate net income tax in the amount of property tax paid on raw materials, goods in process, and finished goods manufacturing inventory.

### **Manufacturing Investment Credit**

A tax credit is allowed against up to 60 percent of corporate net income tax based on qualified investment in eligible manufacturing property, with no new jobs creation required.

### **Manufacturing Sales Tax Exemption**

Purchases of materials and equipment for direct use in manufacturing are exempt from the 6 percent state sales and use tax, and 1% municipal sales tax, including building materials and process equipment purchased for construction of a manufacturing facility.

### **Research and Development Sales Tax Exemption**

Purchases of tangible personal property and services directly used in research and development are exempt from the consumer sales tax.

### **Sales Tax Exemption for Certain Warehouse Distribution Centers**

Purchases of certain tangible personal property in qualified warehouse and distribution centers may be exempt from the consumer sales and service tax.

### **Tax Increment Financing**

Allows increases in property tax based on the improvement associated with qualified economic development and public improvement projects to assist with their long-term financing.

### **Tourism Cooperative Advertising Program**

The West Virginia Department of Tourism's Cooperative Advertising Program is a dollar-for-dollar advertising partnership program designed to increase overall brand awareness for both the state of West Virginia and participating tourism industry partners through a mix of national, regional, and local advertising opportunities. By tapping into the state's resources, partners get the opportunity to showcase their business/region/attraction, etc., at a cheaper rate.



## The West Virginia State Historic Preservation Tax Credit

This program provides for a federal income tax credit and a West Virginia state income tax credit for the rehabilitation of historic, income producing properties. Under the provisions of the Tax Reform Act of 1986, a 20% federal tax credit is available for the substantial rehabilitation of commercial, agricultural, industrial or rental buildings that are certified as historic. The credit is applied directly against taxes owed by the owner. There is a similar 25% state income tax credit available to owners. The total credit on a qualified project is 45% of approved rehabilitation costs.

## The West Virginia Tourism Development Act

Businesses eligible for the act will receive a 25% tax credit from consumer sales and service taxes collected on the gross receipts generated directly from daily operations. Additionally, certain projects can receive a 35% credit if the project is on an abandoned surface mine or is on/adjacent to a state or national forest or park.

## FINANCIAL ASSISTANCE

### Direct Loan Programs

The West Virginia Economic Development Authority can provide up to 45 percent in financing fixed assets by providing low-interest, direct loans to expanding state businesses and firms locating in West Virginia. Loan term is generally 15 years for real estate intensive projects and five to 10 years for equipment projects. Loan proceeds may be used for the acquisition of land, buildings and equipment. Working capital loans and the refinancing of existing debt are not eligible.

### Indirect Loans

The West Virginia Economic Development Authority provides a loan insurance program through participating commercial banks to assist firms that cannot obtain conventional bank financing. This program insures up to 80 percent of a bank loan for a maximum loan term of four years. Loan proceeds may be used for any business purpose except the refinancing of existing debt.

### West Virginia Infrastructure and Jobs Development Council

The fund can be used for financial assistance to private companies, public utilities, and county development authorities for infrastructure improvements to support economic development projects.

### West Virginia Jobs Investment Trust

West Virginia Jobs Investment Trust (JIT) is a public venture capital fund created to develop, promote and expand West Virginia's economy. The program makes investment funds available to eligible businesses, thus stimulating economic growth and providing or retaining jobs within the state.

## WORKFORCE TRAINING ASSISTANCE

### Governor's Guaranteed Workforce Program

This program provides new or expanding companies training funds and technical assistance to support effective employee training strategies. Not limited to new employees, this program targets the business's entire workforce, training, re-training, and upgrading skills across all levels. Overall funding levels are based on average starting wages and benefits, location of facility, number of employees, and number of employees being trained. Awards cannot exceed \$2,000 per trainee.



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### **Workforce Innovation & Opportunity Act**

The Workforce Innovation and Opportunity Act (WIOA) was created to provide state and local areas the flexibility to collaborate across systems in an effort to better address the employment and skills needs of current employees, job seekers, and employers. WIOA aligns training with needed skills and matches employers with qualified workers. It provides incumbent worker training and promotes work-based training --increasing on-the-job training reimbursement rates to 75%. On-the-Job Training (OJT) provides opportunities for participants to “learn as they earn.” The employer also benefits by being reimbursed for part of the participant’s wages during the training period, while having the services of a full-time employee.

### **West Virginia Rapid Response Advance Grant**

This grant is awarded to colleges as they partner with industries on filling immediate training needs through customized programs that address the state’s workforce needs - including pre-employment programs, pre-preparation programs, skills upgrades, new and expanding companies, and job retention.