



# MISSOURI'S OPPORTUNITY ZONES

The Opportunity Zones (OZ) program encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designated census tracts. The state of Missouri has 161 federally-designated Opportunity Zones.

## REQUIREMENTS

Initial funds must be unrealized capital gains

Purchase must be made through an Opportunity Fund

Building or property must be within an OZ

Improvements must be made to the property that equal the original basis value of the building

## BENEFITS

Temporary deferral of owed capital gains

Forgiveness of 10 percent of owed capital gains after five years

Forgiveness of an additional five percent of owed capital gains after seven years

Ability to reset the basis value of the building after 10 years, with no capital gains owed on the increased valuation

Missouri has rolling conformity with federal law, ensuring state level OZ benefits

