

Neighborhood Revitalization Plan

Purpose:

This plan is intended to promote the revitalization and development of the neighborhoods within the City of Chetopa stimulating new construction and rehabilitation, conservation or redevelopment of the area in order to protect the public health, safety or welfare of the residents of the City by offering certain incentives, which include tax rebates.

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- (A) “Structure” means any building, wall or other structure, including the building and improvements to existing structures and fixtures assimilated to the real estate.
 - (B) There will be a five year application period. At the end of the 5 years, the tax entities will review the plan and determine its continuation. Those approved during the five year period shall continue to receive the tax rebate for the full 5 years for residential properties and 10 years for agricultural, commercial and industrial properties.
 - (C) Construction of an improvement must have begun on or after the date of designation of the neighborhood revitalization area by the application taxing units. The project must be started within the 1st year from application date to be completed by the second year.
 - (D) There must be a minimum investment of \$5,000 for residential property, to receive tax rebates. These costs must be documented with receipts and forwarded to the County Appraisers office within 30 days after completion.
 - (E) There must be a minimum investment of \$10,000 on commercial and/or industrial property, to receive a tax rebate. These costs must be documented with receipts and forwarded to the County Appraisers office within 30 days after completion.
 - (F) The new as well as existing property must conform with all other codes, rules, and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
 - (G) If the property owner/applicant allows any tax or assessment to become past due or delinquent during the term of participation in the program, the owner/applicant will be disqualified and any current or future rebates will be denied.
 - (H) Commercial or industrial property eligible for tax incentives under any adopted Neighborhood Revitalization Plan and any existing tax abatement program, may submit only one application per project. The applicant may have only one non-completed project at a time.
 - (I) Tax rebate is subject to approval by each taxing unit. See County Clerk for taxing units who have adopted the Neighborhood Revitalization Plan. Tax rebate will be based on the increased appraised value for the first full year of completion.
 - (J) Tax rebate does not transfer with ownership of the property. In the case of property sales on residential property. Tax rebate can transfer to a qualifying low to moderate income family who purchase the property.
- County Administration Fee
- (K) A \$25.00 application fee is required from all applicants. In addition the applicant shall pay an annual program administration fee of 5% to the County.

APPLICATION PROCEDURE

- (A) Prior to the commencement of construction on any improvement for which a tax rebate will be requested, the applicant-owner shall contact the local City Officer or County Appraiser.
- (B) Part 1 of the application must be filed with the County Appraiser's Office with a non-refundable \$25.00 application fee prior to the commencement of construction.
- (C) The County Appraiser's Office shall forward a copy of Part 1 to the County Clerk for notification and information purposes. Copies of the application shall be forwarded to the Community Development Director. The County Appraiser's Office will return Part 1 to the applicant indicating approval within fifteen (15) working days.
- (D) The applicant/owner shall notify the County Appraiser of the commencement of construction by filing Part 2 of the application.
- (E) For any improvement that is only partially completed as of January 1, following the commencement of construction.
 - 1. The applicant/owner shall file Part 3 of the application with the County Appraiser indicating the status of construction on January 1. Part 3 shall be filed with the County Appraiser on or before December 15, preceding the commencement of the tax rebate.
 - 2. The applicant/owner shall file Part 3 with the County Appraiser on or before January 1, preceding the commencement of the tax rebate period, certifying the completion of construction.
 - 3. On January 1, the County Appraiser shall conduct an on-site inspection of the construction project (improvement or rehabilitation) and determine the new valuation of the real estate accordingly. The valuation is then reported to the County Clerk by June 15. The tax records shall be revised.
- (F) Upon the filing of Part 3 of the application and the determination of the new valuation of said real estate, the form will be filed with the County Clerk and the County Appraiser certifying the project is in compliance with eligibility requirements for tax rebate and shall notify the applicant/owner immediately.
- (G) Upon payment in full of the real estate tax for the subject property for the initial and each succeeding year period extending through the specified rebate period, and within a thirty (30) day period following the date of tax distribution by the Labette County to other tax units, a tax rebate in the amount of the tax increment: (less an administrative fee as specified in the Interlocal Agreement) shall be made to the owner. The tax rebate shall be made by the County Treasurer's Office of Labette County through the Neighborhood Revitalization Fund established in conjunction with the other taxing entities and other taxing units participating in an Interlocal Agreement. An annual report shall be provided to the local tax entities.

NEIGHBORHOOD REVITALIZATION ACT

CRITERIA FOR AGRICULTURAL, COMMERCIAL AND INDUSTRIAL PROPERTIES NEW AND REHAB PROJECTS

MINIMUM \$10,000 + INVESTMENT

1-10 YR 95%

*5% of the increased tax bill will be withheld annually by the City, for Neighborhood Development Programs.

*Shall include stand-alone structures

CRITERIA FOR RESIDENTIAL PROPERTIES NEW AND REHAB PROJECTS

MINIMUM \$5,000 + INVESTMENT

1-5 YR 75%

*25% of the increased tax bill will be withheld annually by the City, for Neighborhood Development Programs.

*Shall include the rehabilitation of existing structures and/or additions to existing structures.