

## Neighborhood Revitalization Program Eligibility

### PROPERTY ELIGIBILITY REQUIREMENTS

#### **Baseline Value Determination**

The baseline amount for determining the 15% minimum threshold valuation increase will be the assessed valuation of the property by the Bourbon County Appraiser in the period when the improvement construction began, following

- Applicant obtains a building permit from the Code Department and provides the Neighborhood Revitalization Program Application to the Bourbon County Appraiser before improvements begin for posting of the pre-construction valuation.

#### **Structures Eligible for Program**

##### *New Construction*

Any new residential structure, as permitted by the zoning regulations of the City of Fort Scott, is eligible for consideration under this program.

##### *Existing Structures*

The rehabilitation, renovations, or additions to single or multi-family residential structures located within the contiguous city limits will be eligible for consideration under this program.

##### *Commercial Improvements*

Rehabilitation, additions, or new construction of any office, institution, or commercial structure which are permitted by the zoning regulations of the City of Fort Scott are eligible for consideration under this program.

##### *Industrial Improvements*

Rehabilitation, additions, or new construction of any industrial structure which are permitted by the zoning regulations of the City of Fort Scott are eligible for consideration under this program.

### STANDARDS AND CRITERIA FOR DETERMINATION OF PROPERTY ELIGIBILITY

- Construction of an improvement must have begun on or after *January 1, 2016*.
- A Neighborhood Revitalization Program Application must be filed with the County Appraiser within sixty (60) days of the issuance of a building permit. A copy of the Building Permit must be submitted with the application.
- The assessed value of residential, commercial, or industrial property must increase by a minimum of 15% to be eligible for the program, with the exception of properties on and surrounding East Wall Street listed in Part 12, which require no minimum threshold.
- The improvements must conform to the City of Fort Scott's Comprehensive Land Use Plan and Zoning Ordinance in effect at the time the improvements are made.
- All improvements must conform to the all applicable building 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.

- f. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate in the tax year that the delinquency occurred.
- g. Commercial or industrial property eligible for tax incentives under any adoptive Neighborhood Revitalization Plan and City of Fort Scott's existing tax abatement program pursuant to Article 11, Section 13 of the Kansas Constitution and Fort Scott Tax Abatement Policy may only submit one application per project for a tax incentive.
- h. Only property owners may apply for and receive the tax rebate. The rebate may transfer from owner to owner during the period of property eligibility. The rebate will be fixed at the level of its inception on the property throughout its term and ownership changes.
- i. Only the portion of taxes generated as a result of the improvement is eligible for tax rebate consideration.
- j. If the market value of an eligible property at time of purchase is different than the value as of January 1 of that year, the sale price may be used as the starting value for the Neighborhood Revitalization Program at the discretion of the County Appraiser.
- k. At no time would the rebate be greater than taxes paid.

## APPLICATION PROCEDURE

- 1. Before construction begins, the applicant for the Fort Scott Neighborhood Revitalization Program (hereafter referred to as "applicant") shall obtain at the City of Fort Scott
  - a. A Neighborhood Revitalization Program Application and building permit from the Code Department.
- 2. Upon obtaining a building permit the applicant shall be responsible for submitting the completed and signed application, with a non-refundable \$50 application fee, to the Bourbon County Appraiser's Office prior to the commencement of construction and within sixty (60) days of the issuance of a building permit.
- 3. The Bourbon County Appraiser's office will send the applicant a copy of the application completed with determination of current appraised valuation and an estimate of whether the improvements may meet the minimum 15% threshold for the program.
- 4. Upon completion of the construction project, the applicant shall
  - a. Notify Bourbon County Appraiser's Office and complete Part Two of the Neighborhood Revitalization Program Application.
- 5. The Bourbon County Appraiser's Office will determine the new appraised value of the property as of January 1 following completion and submit that assessment to the County Clerk.
- 6. The County Appraiser will determine the percentage and term of the rebate according to the rebate formula in Part 10 and notify the applicants in April of the following year after the application.
- 7. The County Treasurer will withhold the amount of the rebate for each taxing entity from the distribution to that entity. The taxing entities will be notified by the County Clerk with their estimated valuation notices.
- 8. Upon the payment of the real estate tax for the subject property, for the initial and each succeeding tax year period extending through the specified rebate period, a tax rebate in the amount determined by the formula laid out in

section 10 of the tax increment allocated to the participating taxing authorities will be made to the applicant, less an administrative fee which shall be five percent (5%) of the incremental taxes allocated to the County.

9. The County Treasurer shall make payment to the applicant on behalf of all participating property tax levying entities according the following schedule dependent upon the date taxes are paid: January, March, June.

## NEIGHBORHOOD REVITALIZATION PROGRAM REBATE FORMULA

### Program Period:

The Fort Scott Neighborhood Revitalization Program and tax rebate incentive program shall be effective on January 1, 2016 and expire on December 31, 2020. The program can be reviewed annually at which time the participating entities can consider modifications and extensions. All participating entities must agree to any modifications or extensions.

### Rebate and Term Determination Formula:

*NOTE: The tax rebate applies only to the incremental property tax increase generated as a result of the improvements made to the property.*

#### *Residential Rebates*

Residential properties are eligible for a 100%, five (5) year rebate on the portion of taxes generated as a result of the improvement if the improvements result in the minimum threshold of a 15% increase in appraised value. Five (5) percent of the rebate is to remain in the Neighborhood Revitalization Fund to cover administrative costs.

#### *Commercial Rebates*

Commercial properties are eligible for a 100%, ten (10) year rebate on the portion of taxes generated as a result of the improvement if the improvements result in the minimum threshold of a 15% increase in appraised value. Five percent (5%) of the rebate is to remain in the Neighborhood Revitalization Fund to cover administrative costs.

#### *Historic Rebates*

Renovation of any property within a Historic District on the National Historical Register will be eligible for a 100%, fifteen (15) year rebate on the portion of taxes generated as a result of the improvement if the improvements result in the minimum threshold of a 15% increase in appraised value. Five percent (5%) of the rebate is to remain in the Neighborhood Revitalization Fund to cover administrative costs.

*NOTE: Five percent (5%) of the rebate is to remain in the Neighborhood Revitalization Fund to cover administrative costs and the Taxing Institution's revitalization activities in the Neighborhood Revitalization Area.*

## MAXIMUM AMOUNT AND YEARS OF REBATE

**Residential Rebate** - The maximum amount of residential rebate is one hundred percent (100%). The maximum term of the rebate is five (5) years.

**Commercial Rebate** - The maximum amount of commercial rebate is one hundred percent (100%). The maximum term of the rebate is ten (10) years.

**Historic Rebate** - The maximum amount of historic rebate is one hundred percent (100%). The maximum term of the rebate is fifteen (15) years.

*NOTE: Five percent (5%) of the rebate is to remain in the Neighborhood Revitalization Fund to cover administrative costs and the Taxing Institution's revitalization activities in the Neighborhood Revitalization Area.*