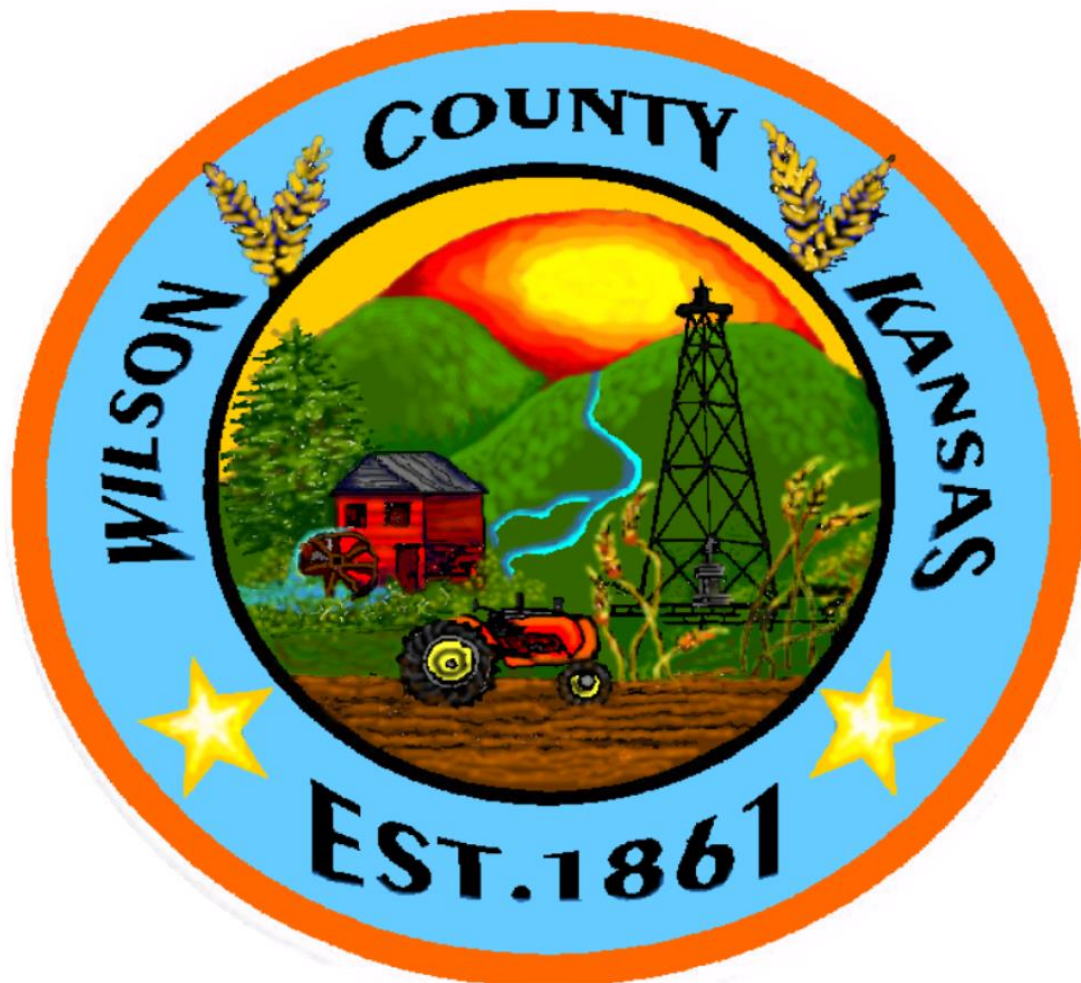


Wilson County



Neighborhood Revitalization Plan

2017 - 2020

PURPOSE OF NEIGHBORHOOD REVITALIZATION

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

PROPERTY ELIGIBLE FOR TAX REBATE:

Residential Property:

1. New construction or rehabilitation, alterations and additions to any existing residential/agricultural structure, including the alteration of a single-family home into a multi-family dwelling, shall be eligible.
2. Any property that is exempt from property tax shall not be eligible.
3. Eligible residential property may be located anywhere in the neighborhood revitalization zone area.

Commercial/Industrial Property:

1. Rehabilitation, alterations and additions to any existing commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
2. Construction of new commercial structures, including the conversion of all or part of a non-commercial structure into a commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
3. Improvements to existing or new construction of structures used for public utilities or railroad purposes shall not be eligible.
4. Any property that is exempt from property tax shall not be eligible.
5. Eligible commercial or industrial property may be located anywhere in the neighborhood revitalization zone area.

CRITERIA FOR DETERMINATION OF ELIGIBILITY:

1. There shall be a two (2) year application period. Those approved during the two-year period will continue to receive the tax rebate for the full term of the rebate period.
2. The minimum investment shall be \$10,000.00 (and shall also reflect a \$10,000.00 increase in valuation) for residential, commercial & industrial property. Cost estimates of the proposed investment must be submitted with the application.
3. Construction shall be completed within one (1) year from the date the application is approved.
4. An extension may be granted up to one (1) year for commercial/industrial properties and six (6) months for residential/agricultural properties.
5. The applicant shall be the deeded owner of the property listed on the application.
6. Any property that is delinquent in any tax payment and/or special assessment shall not be eligible for any rebate and shall forfeit continuation in the program.
7. No applicant having delinquent real estate, personal or special assessment taxes due to a City, Wilson County and/or the State of Kansas will be eligible for this program.
8. In the event any such taxes become delinquent during the qualified abatement period, all current and future tax rebates shall be forfeited in full.
9. Tax payment due dates are December 20th and May 10th of each calendar year, and taxes are considered delinquent if paid after those dates.
10. Prior to the commencement of any construction, the property owner will complete the application. Applications must be received and approved prior to commencement of construction.
11. Tax rebates are only applicable in the participating taxing units: USD #387, USD #461, USD #484, City of Altoona, City of Benedict, City of Buffalo, City of Coyville, City of Fredonia, City of Neodesha, City of New Albany, and Wilson County.
12. Tax rebates will be based on the increase of appraised value due directly to the qualified improvements and/or new construction.
13. Each year the property owner may appeal the property value at the informal level within 30 days of the CVN mailing date (typically March 1st) and Payment under Protest of taxes.
14. If the property owner decides to Pay under Protest any year during the rebate period, the Plan will be voided and all further rebates will be forfeited.
15. The tax rebate will transfer to subsequent owners if they comply with the Plan requirements. The participating owner(s) is responsible for transferring the Plan requirements to the subsequent owner(s).
16. Qualified improvements or new construction eligible for tax rebates under this Plan may submit only one application per project.

TAX REBATE SPREADSHEET:

The following table illustrates the refund percentages for both Commercial & Residential. **Refunds are based on the rebate value only, NOT the total tax bill.** Rebates will only be refunded from the following municipalities within your taxing unit, which adopted the Neighborhood Revitalization Plan: Cities of Altoona, Benedict, Buffalo, Coyville, Fredonia, Neodesha, New Albany, USD #387, USD #461, USD #484, and Wilson County.

YEAR	TAX REBATE
1	95%
2	95%
3	95%
4	95%
5	95%
5% will be credited to the Neighborhood Revitalization Fund to cover administrative costs.	

APPLICATION PROCEDURE:

Applications are available in the County Coordinator's Office & County Appraiser's Office. Applications shall be submitted with a non-refundable \$50.00 application fee.

1. The applicant must complete & submit the application with fee to the County Coordinator. The Wilson County Commission must approve the application prior to commencement of construction. The County Coordinator will notify the applicant within fifteen (15) working days with the approval or denial of the project. **THERE WILL BE NO EXCEPTIONS!**
2. The applicant shall file Part 2 of the application with the County Appraiser for any improvement that is completed, certifying the completion of construction. The applicant is required to provide receipts and/or an itemized statement of costs. This documentation is required to be eligible for participation in the Neighborhood Revitalization Program.
3. The County Appraiser will conduct an on-site interior & exterior inspection of the construction project. They will take measurements & photographs, etc.
4. Upon payment in full of the real estate tax for the subject project for the initial and each succeeding year through the specified rebate period and within a thirty (30) day period following the date of tax distribution by Wilson County to other taxing units, a tax rebate of the eligible amount will be made to the owner.

**WILSON COUNTY NEIGHBORHOOD REVITALIZATION PLAN
APPLICATION FOR TAX REBATE
PART 1
(PLEASE PRINT)**

Owner's Name: _____

Daytime Phone #: _____

Owner's Mailing Address: _____

Unified School District: (Circle One) #387 #461 #484 Other _____

Parcel Identification # _____

(Use the number on your tax statement or call the County Appraiser's Office)

OR

Legal Description of Property: _____

Property Use:

(Check One) _____ Residential _____ Commercial _____ Industrial _____ Ag

(Check One) _____ New Building _____ Remodel _____ Addition

(Check One) _____ Rental _____ Owner-occupied

Building/Zoning Permit Number (if applicable): _____

List all Improvements & Associated Costs: (Attached drawings, dimensions and/or estimates)
Please be specific, as items not included will be taxed at the full rate.

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Estimated Date of Completion: _____ Materials \$ _____ Labor \$ _____

I have read and do hereby agree to follow all application procedures and criteria of the Wilson County Neighborhood Revitalization Plan.

By: _____ Date: _____

The non-refundable application fee must accompany this original application when submitted to the Wilson County Coordinator.

COUNTY COORDINATOR'S STATEMENT AS OF _____, 20____
Received application & fee of \$ _____
By: _____ Date: _____
Wilson County Coordinator

COUNTY APPRAISER'S STATEMENT AS OF _____, 20____
The appraised valuation of this property is:
Land = \$ _____
Improvements = \$ _____
Total = \$ _____
By: _____ Date: _____
Wilson County Appraiser

COUNTY TREASURER'S STATEMENT AS OF _____, 20____
All taxes for this parcel are: _____ Current & Paid _____ Are Not Current & Unpaid
By: _____ Date: _____
Wilson County Treasurer

COUNTY COMMISISON'S STATEMENT AS OF _____, 20____
This application is approved / disapproved for the Neighborhood Revitalization Plan.
By: _____ Date: _____
Chairman, Board of Wilson County Commissioners

**WILSON COUNTY NEIGHBORHOOD REVITALIZATION PLAN
APPLICATION FOR TAX REBATE
PART 2
CERTIFICATION OF CONSTRUCTION COMPLETION
(PLEASE PRINT)**

Must be signed and returned to the Wilson County Coordinator's Office after construction completion. Final cost and a list of any changes from the original application must be included with this form. The owner is required to provide receipts for the construction of the structure or improvement.

Owner's Name: _____

Daytime Phone #: _____

Owner's Mailing Address: _____

Parcel Identification # _____

Date of Completion: _____

Total Project Cost: \$ _____

I hereby certify that the project applied for under the Wilson County Neighborhood Revitalization Plan is complete, and all required building inspections have been completed.

Signed by: _____ Date: _____
Owner's Signature

The Project has been reviewed & verified to have met all requirements:

Signed by: _____ Date: _____
Wilson County Appraiser

Acknowledgement of Neighborhood Revitalization Project Completion:

Signed by: _____ Date: _____
Wilson County Coordinator