

## Neighborhood Revitalization Program

The Neighborhood Revitalization Program enables participating taxing entities (City of Topeka, Shawnee County, USD 501, USD 345, Washburn Univ., Public Library, TMTA, MTAA) to target areas within the city for property tax rebates. The purpose of the program is to stimulate investment in Topeka's older neighborhoods and Downtown. A property tax rebate over 10 years may be given based on the incremental increase in appraised value resulting from improvements made to a property in the targeted area. **(95% rebate for the first 5 years and 50% for final 5 years.)** Qualifying "Intensive Care" (2011 Health map) and Historic properties/districts will receive a 95% rebate for the full 10 - year period.

### Q. How does the tax rebate work?

A. The tax rebate is a refund of the additional property taxes caused by a qualified improvement. The taxes relating to the assessed value on the property prior to the improvement are not rebated. All taxes must be paid first.

### Q. What kind of improvements will increase the assessed value?

A. New construction, additions, and major rehabilitations will increase the assessed value. Maintenance generally will not increase the assessed value, unless there are several major repairs completed at the same time.

### Q. Are there incentives for historic preservation projects?

A. The program offers an additional benefit to structures listed on the National, State, or Local Registers. Qualifying projects will receive a **95%** rebate for the full 10 year period.

### Q. What is a "qualified improvement?"

A. Qualified improvements include any construction, rehabilitation or additions that increases the appraised valuation of the property by more than 10% for residential\* and by more than 20% for commercial as determined by the Shawnee County Appraiser's Office. A qualified improvement must:

- Be in the rebate area (see map)
- Conform with the City of Topeka's Zoning Ordinance and Comprehensive Plan.
- Conform with other applicable building codes, rules and regulations and secure a building permit. Contact the City's Development Coordination Office at 785-368-3704 for building permit information.

\* New construction of single-family dwellings must be owner-occupied.

### Q. How do I apply?

A. Applications can be obtained from the Planning Department. APPLICATIONS MUST BE MADE WITHIN 60 DAYS, OR PRIOR TO, ISSUANCE OF A BUILDING PERMIT. Or, a letter of intent may be submitted to Planning prior to building permit issuance

### Q. What else should I know?

A. Improvements to the property must remain in good standing throughout the rebate time period. You are required by law to claim the rebate as income on your Federal and State income taxes.

### Questions/Information?

Topeka Planning Department,  
620 SE Madison Ave., 3rd Floor,  
Topeka, KS 66607

(785) 368-3010 **direct**

adriver@topeka.org **email**

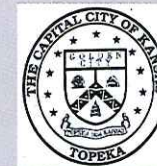
<http://www.topeka.org/planning/>

City of Topeka

## NEIGHBORHOOD REVITALIZATION PROGRAM



A 10-year property tax rebate incentive to encourage improvements in the City of Topeka's Downtown and older neighborhoods.



## Program Highlights

- Approximately **\$334,000,000** of private investment (1995-2014).
- Total rebates paid (1996-2012) approximately \$31 million
- Approximately **\$78 million** been invested Downtown (1995-2014)

## Notable Projects



Capitol Plaza Hotel—Expocenter

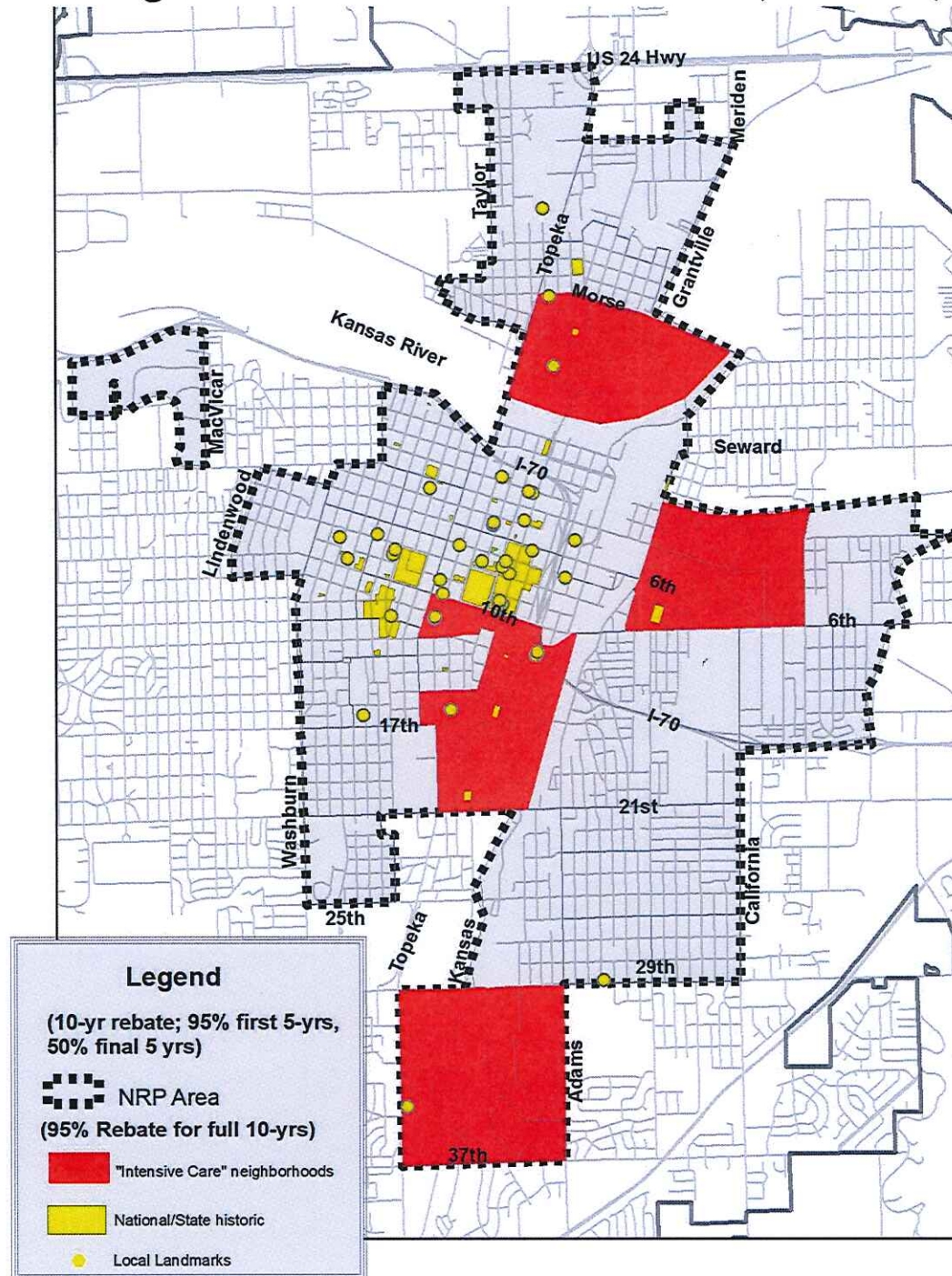


Fire Station #2—7th & Van Buren



Capital Federal—7th and Kansas

## Neighborhood Revitalization Area (2013-17)





## NEIGHBORHOOD REVITALIZATION ACT (NRA)

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A PROPERTY TAX REBATE PROGRAM TO  
ENCOURAGE REHABILITATION AND DEVELOPMENT  
IN ORIGINAL TOWN OLATHE

The **PURPOSE** of this program is to provide a tool to promote and encourage reinvestment and stimulate redevelopment in an area that otherwise would not occur, utilizing incremental tax rebates; thereby enhancing the health, safety and welfare of the residents.

### NRA is:

- A property tax rebate program for residential and/or commercial properties located with the designated area.
- A program to encourage property improvements in Olathe's Original Town area.

### NRA is NOT:

- A property tax abatement.
- A decrease in the property tax bill or payment.
- Income based.
- For use in the entire city, **ONLY** designated NRA District.

### How it works:

- The NRA rebate applies only to an increased increment in property taxes
- In the year after the project is complete and a Certificate of Occupancy is issued, the Johnson County Appraiser will reappraise the property and determine the increment. The property taxes billed later the same year as the reappraisal will reflect the increased valuation. Rebate payments will begin the year after the increase in the tax bill.
- The property owner pays their entire property tax bill; a rebate check is later issued for the appropriate amount.
- The NRA rebate will return 90% of the increase on residential properties and 80% for commercial, for up to ten (10) years.

### Guidelines:

- Property to be considered must be within designated NRA District, **Original Town** boundaries. (see map)
- Applications must be filed prior to or at the same time as the issuance of a building permit. (see application flowchart)
- Minimum investment of \$5,000 for residential or \$10,000 for commercial properties; Minimum increase in assessed value is 5% for residential and 10% for commercial
- All improvements must conform to the City of Olathe's Comprehensive Land Use Plan and Unified Development Ordinance in effect at the time the improvements are made.





In an effort to encourage redevelopment in the established areas of the City, the Shawnee Governing Body has identified a portion of the city where certain types of new construction and improvements to office, commercial and industrial structures may be eligible for a ten year property tax rebate. This incentive is available for improvements made after January 14, 2013 and before January 13, 2023.

If improvements made to the property increase the appraised value by at least \$5,000, applicants may then qualify for a rebate of 90% of the eligible taxes paid on that increased value for ten years. The remaining 10% of the taxes will be placed in a special fund that the City will use to make improvements to the Neighborhood Revitalization Area (NRA) boundary area.

The City has partnered with Johnson County, Johnson County Community College, the Shawnee Mission School District, Johnson County Park and Recreation District and the Johnson County Library District to make this Neighborhood Revitalization program available.



### The NRA Tax Rebate Program is:

- A property tax rebate program for retail, office and other commercial properties located within the designated area.
- A program to encourage new construction or significant reinvestment within the designated area.

### How it Works:

- The NRA rebate applies only to the increased assessed value of a property, based on eligible improvements.
- After the project is complete and a Certificate of Occupancy is issued, the Johnson County Appraiser will reappraise the property and determine the increase in assessed value, known as the "increment". The increment will remain the same throughout the life of the program, regardless of changes in the assessed value of the property.
- Rebate payments will begin once taxes have been paid for a full year on the increased value.
- Once the property owner pays their entire tax bill, a rebate check will be issued for 90% of the eligible property taxes paid on the increment value.
- Only the taxes attributed to the participating jurisdictions are eligible for the rebate.
- The rebate will run for 10 years.



### Guidelines:

- Property to be considered must be within the designated NRA District (see map on back of brochure).
- Applications must be filed within 60 days of the issuance of a building permit for an eligible improvement.
- The value of the improvements must increase the appraised value of the property by at least \$5,000, as determined by the Johnson County Appraiser's Office. (This determination is made upon completion of the project and reappraisal.)
- All improvements must conform to applicable City codes, the comprehensive plan, and any applicable design standards in effect at the time the building permit application is made.
- Construction of detached structures, decks, patios or general maintenance of a structure is not eligible.

**EXAMPLES**

**NEW RESIDENTIAL CONSTRUCTION:**

**Property Values**

	<b>Appraised</b>	<b>Assessed</b>
Base Year Value:	\$0	\$0
New Value:	\$250,000	\$28,750
Incremental Value:	\$250,000	\$28,750

**Tax Calculation**

Assessed Increment	\$28,750
Applicable Mill Levy	112.675
Improvement Taxes Paid	\$3,239
Taxes to be Rebated	\$2,915

**EXISTING RESIDENTIAL WITH ELIGIBLE IMPROVEMENTS:**

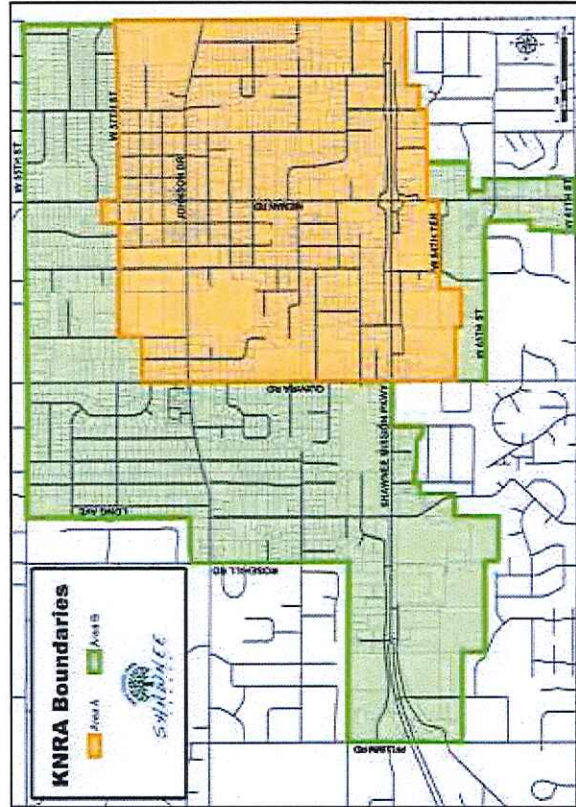
**Property Values**

	<b>Appraised</b>	<b>Assessed</b>
Base Year Value:	\$150,000	\$17,250
New Value:	\$250,000	\$28,750
Incremental Value:	\$100,000	\$11,500

**Tax Calculation**

Assessed Increment	\$11,500
Applicable Mill Levy	112.675
Improvement Taxes Paid	\$1,296
Taxes to be Rebated	\$1,166

For an application to participate in the program, please contact the Shawnee Planning Department at 742-6227, 11110 Johnson Drive, or visit our website at [www.cityofshawnee.org/NRATaxRebate](http://www.cityofshawnee.org/NRATaxRebate)



For further information, contact the  
 Planning Department  
 11110 Johnson Drive  
 Shawnee, Kansas 66203  
 Phone: 913-742-6227  
 Fax: 913-631-7351

[www.cityofshawnee.org/NRATaxRebate](http://www.cityofshawnee.org/NRATaxRebate)

01/17/13

**Neighborhood Revitalization Tax Rebate - Residential**

SHAWNEE



In an effort to keep our neighborhoods strong in the established areas of the City, the Shawnee Governing Body has identified a specific portion of the City where certain types of new construction and improvements to residential structures may be eligible for a ten year property tax rebate. This incentive is available for improvements made after January 14, 2013 and before January 13, 2023.

If improvements made to the property increase the appraised value by at least \$5,000, applicants may then qualify for a rebate of 90% of the eligible taxes paid on that increased value for ten years. The remaining 10% of the taxes will be placed in a special fund that the City will use to make improvements in the Neighborhood Revitalization Area (NRA) boundary area.



The City has partnered with Johnson County, Johnson County Community College, the Shawnee Mission School District, Johnson County Parks and Recreation District and the Johnson County Library District to make the program available.

### **The NRA Tax Rebate Program is:**

- A property tax rebate program for residential and/or commercial properties located within the designated area.
- A program to encourage new construction or significant reinvestment within the designated area.

### **How it Works:**

- The NRA rebate applies only to the increased assessed value of a property, based on eligible improvements.
- After the project is complete and a Certificate of Occupancy is issued, the Johnson County Appraiser will reappraise the property and determine the increase in assessed value, known as the “increment”. The increment will remain the same throughout the life of the program, regardless of changes in the assessed value of the property.
- Rebate payments will begin once taxes have been paid for a full year on the increased value.
- Once the property owner pays their entire tax bill, a rebate check will be issued for 90% of the ad Valorem taxes paid on the increment value.
- Only the taxes attributed to the participating jurisdictions are eligible for the rebate.
- The rebate will run for 10 years.



### **Guidelines:**

- Property to be considered must be within the designated NRA District (see map on back of brochure).
- Applications must be filed within 60 days of the issuance of a building permit for an eligible improvement.
- The value of the improvements must increase the appraised value of the property by at least \$5,000, as determined by the Johnson County Appraiser’s Office. (This determination is made upon completion of the project and reappraisal.)
- All improvements must conform to applicable City codes, the comprehensive plan, and any applicable design standards in effect at the time the building permit application is made.



## Tax Rebate Program for Property Improvements

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Owners of single-family homes or duplexes that are approved for the rebate would receive an 85-percent rebate of the increase in property tax associated with the increased assessed valuation for 10 years. Owners of multi-family residential and commercial properties would receive a 75-percent rebate for 10 years. Rebates will occur for 10 years once the application is approved.

The tax rebate program, which began on March 1, 2007, will be effective for 10 years unless the Governing Body votes to extend it.

### Neighborhood Revitalization District Plan

#### Eligibility criteria

- Property must be located within the Neighborhood Revitalization District.
- A building permit is required for all NRD improvements.
- A single family home or duplex owner would be required to make a minimum investment of \$5,000 in improvements that result in an increase in assessed valuation of at least \$575 (\$5,000 appraised value).
- Multi-family residential and commercial property owners would be required to make a minimum investment of \$10,000 in improvements that result in increasing the assessed value by at least 10 percent.
- All real estate taxes must be current.
- Adequate property insurance must be in effect.
- Improvements must conform to City of Lenexa Municipal Code and other applicable building codes.
- Eligible improvements include, but are not limited to, exterior renovations, room remodels or additions, and other qualified improvements that would increase the property's value.

#### How to apply

Obtain an application online or at Lenexa City Hall, 12350 W. 87th Street Parkway. Applications must be filed with the City Clerk prior to commencing construction of any improvement.

#### Fees

Application fee is \$25 for single family and two families, and \$100 for commercial. The city will notify the applicant within 10 days of receipt of a completed application, indicating conditional approval or denial of the project.

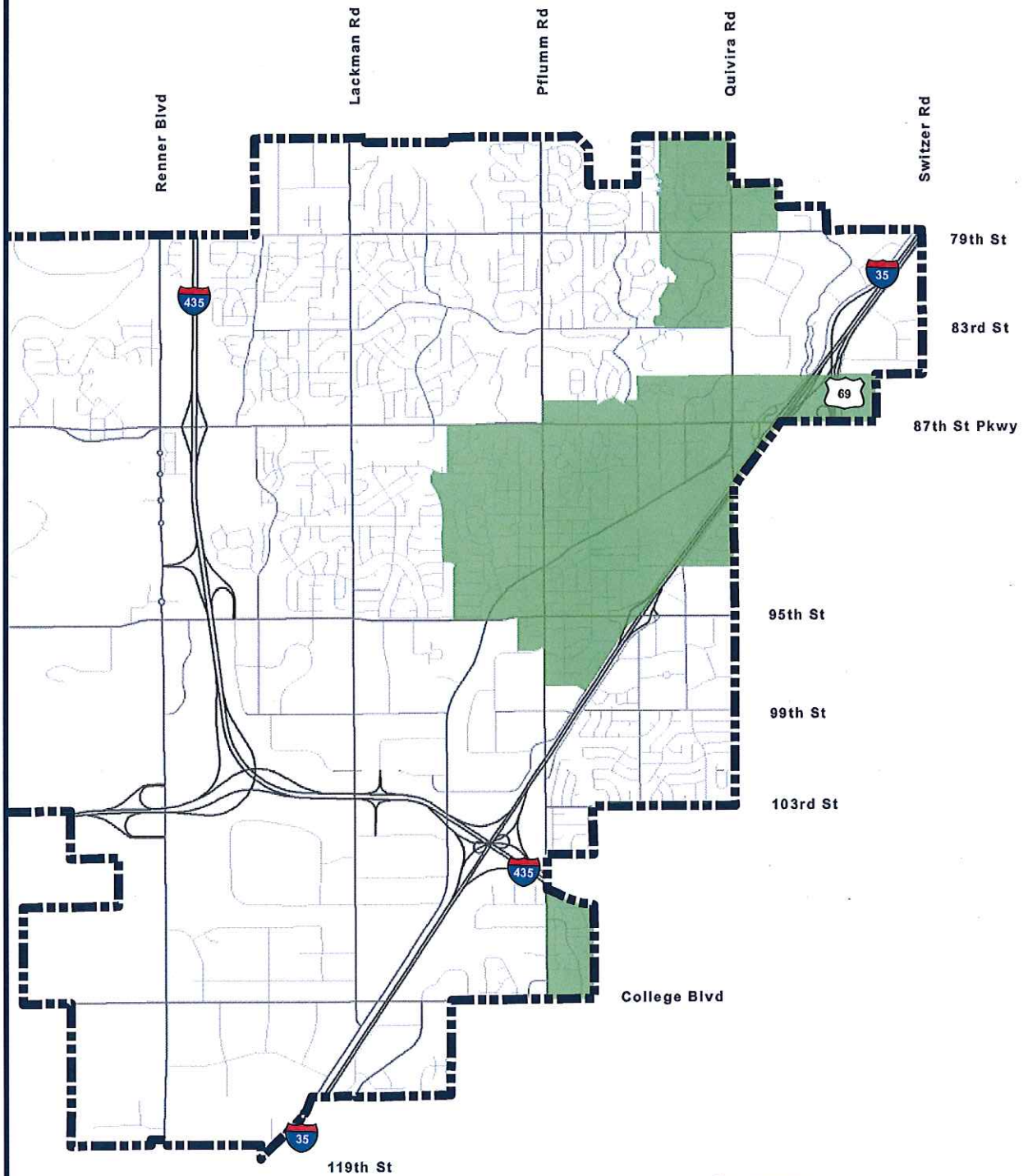
#### Tax rebate examples

For a residential property, each increase of \$5,000 in appraised value would result in a tax rebate of approximately \$59, assuming a mill levy of 120 mills. For example, if your home was valued at \$150,000, and you made improvements that increased the property's value to \$155,000, the property tax increase would be about \$69. The 85-percent program rebate would mean your rebate would be about \$59 annually for ten years.

For a commercial property, each increase of \$10,000 in appraised value would result in a tax rebate of approximately \$225, assuming a mill levy of 120 mills. For example, if your commercial property is valued at \$1,000,000 and you made improvements that increased your property's value to \$1,010,000, the property tax increase would be about \$300. The 75-percent program rebate would mean your rebate would be about \$225 annually for ten years.

These tax rebate calculations are examples. The actual mill levy for your property may vary from year to year based on annual budgets adopted by the various taxing jurisdictions (city, county, school district, etc.).

# Neighborhood Revitalization District



- City Limits
- Residential Streets
- Collector Streets
- Arterial Streets
- Major Highways
- Neighborhood Revitalization District



The information contained in this map document is provided and maintained by various public bodies representing a number of agencies, municipal governments, and state and federal agencies. We guarantee to give you to the accuracy or currency of any of the data. We do not, however, warrant the City of Lawrence, KS and Johnson County, KS to be liable for any special, indirect, or consequential damages or any damage whatsoever resulting from the use of the data, in whole or in part, in any action, contract, or otherwise, arising out of or in connection with the use of the information herein provided. For further information please call 913-877-7000 or email GOWNS@LAWRENCEKS.COM

## Neighborhood Revitalization Area Tax Rebate Program

The Neighborhood Revitalization Area Tax Rebate Program provides eligible properties up to a 95% rebate for five years on the increased taxes paid as a result of new construction or rehabilitation within designated areas.

### BENEFITS

A rebate of 75-95% of increased City and County taxes paid due to the increased value. Reduces the tax impact associated with increasing the value of the property for five years.

### ELIGIBILITY REQUIREMENTS

Minimum investment, as determined by permit value, is \$10,000. Project must be located within Neighborhood Revitalization Area (NRA) (visit the site below for more information). Application must be submitted within 180 days from the start of construction. Single family and historic properties are eligible for 95% rebate; commercial and multi-family properties are eligible for 75% rebate. Property cannot be delinquent on taxes, and property taxes must be paid each year to receive rebate.

### NEXT STEPS

Please contact the City Manager's Office at 316-268-4351. Request program brochure for complete details and additional limitations. Owner/tenant submits NRA tax rebate application to City Manager's Office.

316 268 4524 | [economicdevelopment.wichita.gov](http://economicdevelopment.wichita.gov)

# Neighborhoods

General Information

NRA Tax Rebate Program

Maps

Clean-Up Program

Tools

This program is in transition. Please contact the Office of Urban Development prior to applying for a rebate.

The NRA Tax Rebate Program is a way to receive a five-year rebate on the increased taxes actually paid, as an incentive for improving your property with new construction or rehabilitation projects located within the Neighborhood Revitalization Area (NRA) boundaries. If your property qualifies and your taxes are current you will receive a minimum rebate of 25% of your paid increased taxes. To determine if your home or property is located in the NRA, see the [Neighborhood Revitalization Areas & Related Boundaries Map](#).

The NRA Tax Rebate Program is available for owners of single-family dwellings, multi-family dwellings, or commercial/industrial properties.

Tax rebates apply to increased taxes actually paid on the improved value of a property and do not apply to existing property taxes.

## How Do I Apply?

Tax incentives are a valuable tool for residential and commercial revitalization. New infill construction, as well as rehabilitation of existing residential and commercial properties, produces benefits not only to the immediate neighborhood, but to the entire community.

Prior to beginning the project, the owner shall apply for a building permit and attach a copy to the application. Property owners planning improvement projects may submit an application to the City Manager's Office. The application must be submitted within 180 days of the issuance of the building permit.

The application details the property type, stipulates the type of improvement to be made including a timeline for completion and asks for any



City Manager's Office  
455 N Main, 13th Floor  
Wichita, KS 67202

8 AM - 5PM  
Monday - Friday

P: (316) 268-4351  
F: (316) 858-7712

Email Office of Community Engagement Supervisor

