

APPLICATION PROCEDURES

To apply for the **Neighborhood Revitalization Program (NRP)**, you will need to do the following:

- ❑ **Before you begin construction**, obtain an application from the Community Development & Housing office, 216 N Broadway, Ste. G, Pittsburg, KS, or online at www.pittks.org.
- ❑ **Complete Part 1** of the application. Be sure to include all required documentation listed on the Process Guide.
- ❑ **Submit Part 1** of the application to the Community Development & Housing office **BEFORE CONSTRUCTION BEGINS** to ensure the project is eligible for a tax rebate.
- ❑ **Complete and submit Part 2** of the application to the Community Development & Housing office **WHEN CONSTRUCTION IS COMPLETE**. Copies of all costs and/or receipts and a Certificate of Occupancy or Final Inspection are **required**.
- ❑ **Property Taxes** must be paid in full for each year of the project and the rebate period in order for the project to remain eligible.

The primary intent of the **NEIGHBORHOOD REVITALIZATION ACT** is to provide communities with a long-term increase and stabilization in their property tax base by encouraging rehabilitation or new construction that might not otherwise occur.



FOR ADDITIONAL INFORMATION, MAPS, OR APPLICATION MATERIALS:

Visit www.pittks.org.

Click **Economic Development**.

Click **Community Development & Housing**.

Click **Neighborhood Revitalization Program**.



NEIGHBORHOOD REVITALIZATION PROGRAM

A PARTNERSHIP:

**City of Pittsburg
Crawford County**

USD 250

**TAX REBATE PROGRAM
2016 PLAN**

FOR MORE INFORMATION:

**City of Pittsburg
Community Development & Housing
216 N Broadway, Ste. G
Pittsburg, KS 66762**

P: 620-230-5551

F: 620-231-3453

www.pittks.org

SPECIFIC BENEFITS

The **Neighborhood Revitalization Program (NRP)** will:

- Provide incentives for housing improvements through property tax rebates.
- Benefit both individual homeowners and businesses.
- Maintain current property tax revenues.
- Create new, long-term tax revenue without adding a fiscal burden for the City of Pittsburg or Crawford County.
- Incentivize development in areas where it might not otherwise occur.
- Reverse the outward migration of residents and the resulting deterioration of neighborhoods within the City.
- Help to stabilize land values.
- Strengthen the fiscal capacity of our local governments so they may grow and better serve our citizens.
- Limit the window of opportunity for participation, thereby prompting immediate response.
- Encourage residential, commercial, and industrial development within the city.

FREQUENTLY ASKED QUESTIONS

What is the Neighborhood Revitalization Plan (NRP)?

The NRP allows tax rebates for new construction and the rehabilitation of existing structures. Each municipality may adopt a plan and designate an area in which they want to promote revitalization and development or redevelopment.

What is a tax rebate?

In this case, a tax rebate is a refund of property taxes that would otherwise be owed on the actual value added to a property due to a qualified improvement. The rebate applies only to the additional taxes resulting from the increased assessed value of the property due to the improvement.

Can property taxes be eliminated by the tax rebate?

There will always be some taxes on property. Under the NRP, taxes on the assessed value of the property prior to the improvement will not be reduced and continue to be payable.

How is “structure” defined?

“Structure” means any building, wall, or other structure, including the building and improvements to existing structures and fixtures assimilated to the real estate.

What is a Qualified Improvement?

A qualified improvement includes new construction, rehabilitation, and additions.

What improvements will increase the assessed value?

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

How long is the period of the tax rebate?

The NRP is effective November 2016 through November 2021. A property owner may apply for the tax rebate at any time during the plan period. The length of the tax rebate generally will be for a period of 5 years.

CRITERIA FOR ELIGIBILITY

- There will be a 5-year application period. At the end of 5 years, the tax entities will review the plan and determine its continuation. Applications approved during the 5-year period shall continue to receive the tax rebate for a full 5 years.
- Construction of an improvement must have begun on or after the date of designation of the Neighborhood Revitalization Area by the applicable taxing units.
- There must be a minimum investment of \$5,000 for residential property to receive tax rebates.
- There must be a minimum investment of \$10,000 for commercial and/or industrial property to receive tax rebates.
- New and existing property must conform to all other codes, rules, and regulations in effect at the time the improvements are made and for the length of time of the rebate, or the rebate may be terminated.
- Any property that is delinquent in any tax payment and/or special assessment shall not be eligible for any rebate or future rebate.
- Commercial or industrial property eligible for tax incentives and any existing tax abatement program may submit only application per period.
- The tax rebate will transfer with ownership of the property.