

ATCHISON COUNTY

NEIGHBORHOOD

REVITALIZATION PLAN

TAX REBATE INCENTIVE

APPLICATION FORM

October 15, 2016 – October 31, 2021

5th Term

Revised 10/15/16

NEIGHBORHOOD REVITALIZATION PLAN

Purpose: This plan is intended to promote the revitalization and development of the County of Atchison by stimulating new construction and the rehabilitation, conservation or redevelopment of the area in order to protect the public health, safety or welfare of the residents of the County by offering certain incentives, which include tax rebates. The Atchison County Neighborhood Revitalization Program is grouped geographically into two different areas. A "Target Area" which is located within the City of Atchison and described on page three (3) of this application, and the rest of Atchison County.

*The dollar amount of the tax rebate is calculated on the amount of **increase** to the appraised value attributable to the new construction or rehabilitation.*

The amount of your **investment** (which includes sweat equity), the **subclass** (i.e. residential, commercial, etc.) and the parcel's **location** (in or out of the Target area) is what will determine the percentage of your rebate and the number of years you receive it. See the tables on page five (5) of this application.

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- (A) "Structure" means any building, wall or other structure assimilated and attached to the real estate. Swimming pools, communication towers, and residential fences are excluded. Structures may be new construction or rehabilitation of existing.
New structure is defined as: free-standing with no common walls. (Excludes downtown rows)
Rehabilitated is defined as: improvements to an existing structure and/or attached to an existing structure.
New garages are categorized as "new" whether detached or attached to an existing structure.
Room additions are classified as "remodel".
- (B) The application period ends October 31, 2021. At the end of the period, the taxing entities will review the plan and determine its continuation. Those approved prior to the end of the application period shall continue to receive the tax rebate for the full term according to their original qualifications.
- (C) To qualify the applicant must have received official project approval from the Atchison County Appraiser's office ***before*** construction of improvements begins. ***Those applications submitted after commencement will be rejected.***
- (D) There must be a minimum investment of \$5,000, or \$10,000 in non-target area Commercial or Agricultural properties, to receive a tax rebate. **Cost estimates of the proposed investment must be submitted with this application.**
- (E) Improvements within the City of Atchison must conform with the City of Atchison's Comprehensive Land Use Planning and Zoning Regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
- (F) The new, as well as the existing improvements on 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) **Any property that is delinquent in any tax payment and/or special assessment shall not be eligible for any rebate for the year of the delinquency.** Delinquency is defined as: "Any tax and/or special assessment that are not paid by the scheduled due dates and has entered into a period where interest is assigned as a penalty by the county for unpaid condition.
- (H) Each property eligible for tax incentives under any adopted Neighborhood Revitalization Plan and any existing tax abatement program, **must submit a separate application per structure.** For example, a **separate application** must be submitted for **each** new house, garage, agricultural building, commercial building, etc., even if they are on the same parcel. Since attached garages are classified in the "new" category, and room additions are classified as "remodeling", a **separate application** must be submitted, even if the work is done at the same time.

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- (I) Tax rebate is applicable in participating taxing units (USD 409, USD 377, Atchison County, Benton and Grasshopper Townships, Cities of Atchison, Huron, Muscotah and Effingham). Tax rebate will be based on the increase of appraised value due directly to the improvements made. The amount of the increase in the year following completion will be used throughout the term of the program.
- (J) The Tax rebate will transfer to subsequent owners if they comply with plan rules. The participating owner is responsible for passing on the rules and general information of the plan to any subsequent owner.
- (K) If property values or taxes are being appealed, no rebate will be given for the year being appealed until the appeal process is finalized.
- (L) In the case of multiple Owners, absent a written agreement providing otherwise, the Rebate will be made payable to all Owners of record.

Note: The participant's eligibility to receive the rebate check for any particular year, may be cancelled due to late or non-payment of real or personal property taxes owed by any of the owners of the parcel in the program. This could be for taxes or special assessments levied against property that is not included in the program.

THE INTENDED PURPOSE OR USE OF THE STRUCTURE WILL DETERMINE IF THE PROJECT IS AGRICULTURE, COMMERCIAL, INDUSTRIAL, OR RESIDENTIAL.

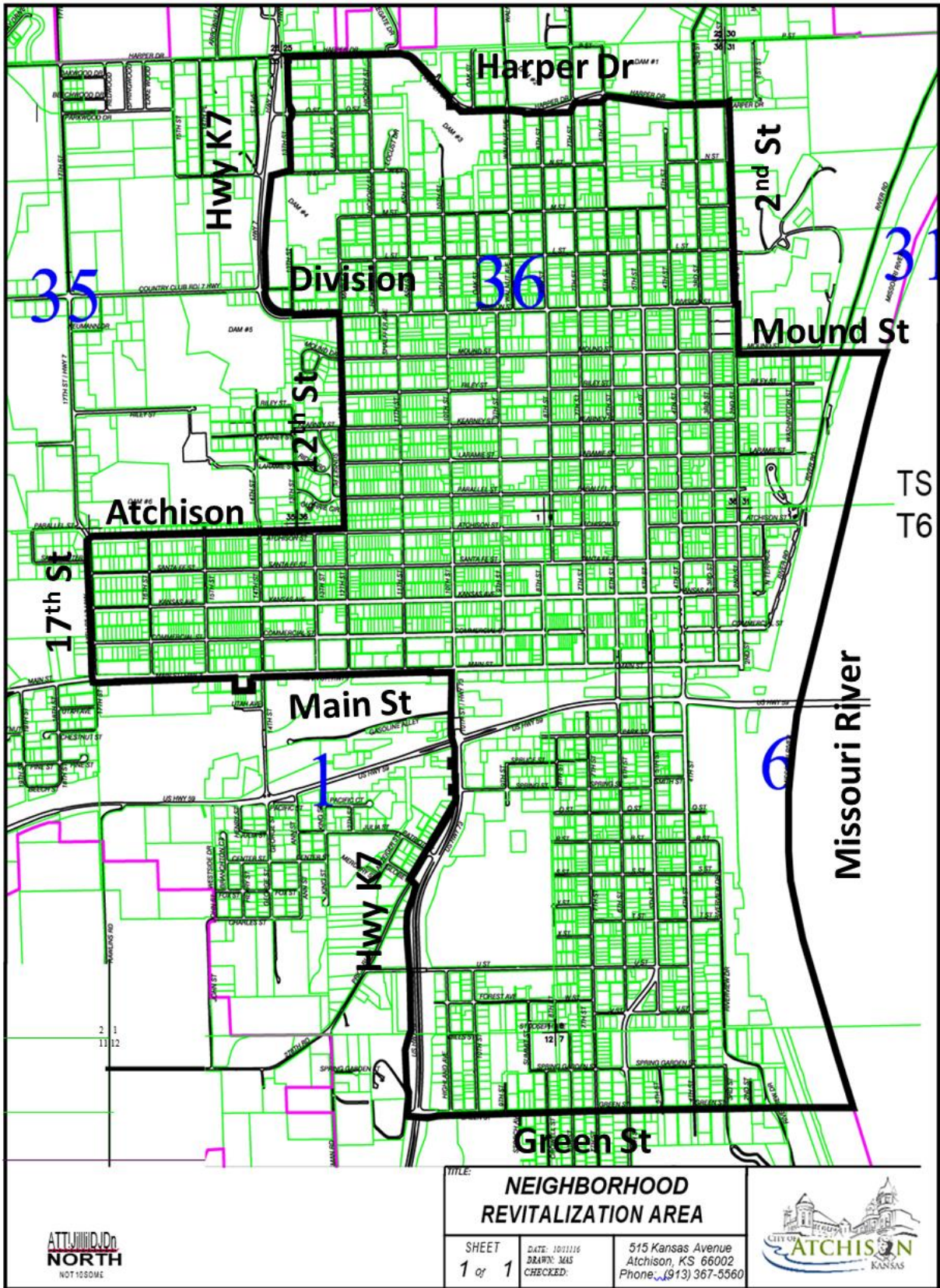
Legal description of the real estate forming the boundaries of the Target area is as follows:

Beginning at a point that is 26.11 feet West and 697.6 feet South of the North West corner of Section 31, Township 5S, Range 21E, in Atchison County Kansas, said point is also lying on the Eastern right-of-way line of 2nd street and the Southern right-of-way line of Harper Drive: Thence West along the Southern right-of-way line of Harper Drive to the Eastern right-of-way line K-7 Highway; Thence Southerly along said right-of-way line to the Northern right-of-way of Division street: Thence East along said right-of-way line to the Western right-of-way line of 12th street; Thence South along said right-of-way line to the Northern right-of-way line of Atchison street; Thence West along said right-of-way line to the Western right-of-way line of 17th street; Thence South along said right-of-way line to the Southern right-of-way line of Main street; Thence East along said right-of-way to a point that is 1739.11' South and 1667.87' East of the North West corner of Section 1, Township 6S, Range 20E; Thence S 1°17'31.13" E 150.00'; Thence N 88°19'23.53" E 210.00'; Thence N 1°17'31.12" W 62.50'; Thence S 88°19'23.55" W 25.00'; Thence N 1°17'31.12" W 87.50' to the Southern right-of way line of Main street; Thence East along said right-of-way line to the Western right-of-way line of U.S. Highway 7; Thence Southerly along said right-of-way line to a point that is in line with the Southern right-of-way line of Green street; Thence East Along the Southern right-of-way line of Green street to a point in the middle of the Missouri River which is also known as the Kansas State Line; Thence Northerly along said State Line to a point that is in line with the Southern right-of-way line of Mound street; Thence West along said right-of-way line to the Eastern right-of-way line of 2nd street; Thence North along said right-of-way line to the point of beginning.

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Target Area Map



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Date _____

Tax Rebate Spreadsheet

The following table illustrates the refund percentages for each property class and the corresponding rebate term for the **non-target area**.

Year	Residential Rehabilitation \$5,000 + Investment	Residential New \$5,000 + Investment	Commercial Agricultural Industrial \$10,000 + Investment	Commercial Agricultural Industrial \$500,000 + Investment
1	95%	95%	95%	95%
2	95%	95%	95%	95%
3	95%	75%	95%	95%
4	95%	55%	75%	95%
5	80%	45%	65%	85%
6	60%	35%	55%	85%
7	50%	25%	35%	70%
8	None	None	None	50%
9	None	None	None	30%
10	None	None	None	20%

Rebate \$ will only be refunded from the following municipalities within your taxing unit which adopted the Rebate Program:

City of Atchison	Atchison County	USD 409
City of Effingham	Benton Township	USD 377
City of Muscotah	Grasshopper Township	
City of Huron		

The following table illustrates the refund percentages for each property class and the corresponding rebate term for the **target area**.

All Projects			
Year	\$5,000 to \$24,999 Investment	\$25,000 to \$99,999 Investment	\$100,000 + Investment
1	95%	95%	95%
2	95%	95%	95%
3	95%	95%	95%
4	95%	95%	95%
5	80%	95%	95%
6	70%	95%	95%
7	60%	95%	95%
8	40%	95%	95%
9	20%	80%	95%
10	None	70%	95%
11	None	60%	80%
12	None	40%	70%
13	None	20%	60%
14	None	None	40%
15	None	None	20%

Rebate \$ will only be refunded from the following municipalities within your taxing unit which adopted the Rebate Program:

City of Atchison
Atchison County
USD 409

5% of the increased tax bill will be withheld annually by the County for administration of the plan, with a \$25.00 minimum. Refund is based on rebate value only, *not* the total tax bill

Reminder: Any property that is delinquent in any tax payment and/or special assessment shall **not** be eligible for any rebate for the year of the delinquency.

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Part 1

Application for Tax Rebate under the Atchison County
Neighborhood Revitalization Plan

Owner's Name: _____ Day Phone: (____) _____
Applicant must be current owner of record (Please Print)

Owner's Mailing Address: _____ City: _____ State _____ Zip _____

E-mail Address: _____ May we use this for correspondence? _____ Yes _____ No

Address of Property: _____ School District: _____

Parcel Identification Number: _____ Quick Ref ID #: _____
(Take from your tax statement or call County Appraiser's Office)

**** Must attach cost estimates and floor plan (diagrams) for the next three sections****
****Must attach Atchison City Building Permit if property is within Atchison City limits****

NEW RESIDENTIAL HOMES: (Minimum \$5,000 investment)

Fill out this section for new house / manufactured home projects ONLY:

_____ Single family **OR** _____ Multi-family (i.e. Duplex) _____ Attached garage _____ Yes _____ No

_____ Stick built house on site _____ Custom factory built home (stick built off site-Wardcraft, Quality Homes, etc.)

_____ Manufactured home (double-wide/HUD approved) Year: _____ Make: _____ Model: _____
(Must include manufacturer's specifications for a permanent foundation if not putting on a basement.)

Foundation type: _____ Basement _____ Walk-out basement _____ Crawl space _____ Slab

OTHER NEW RESIDENTIAL STRUCTURES: (Garages, sheds, decks, patios) Minimum \$5,000 Investment

New structure type: (Example: 20x40 garage) _____

RESIDENTIAL REMODEL: (Details) _____

Room additions are remodel / attached and detached garages are new projects (Attach dimensions with cost estimates)

COMMERCIAL, INDUSTRIAL & AGRICULTURE: (Minimum \$10,000 investment, or \$5,000 in target area)

COMMERCIAL: _____ New OR _____ Rehab; _____ Rental OR _____ Owner-Occupied

INDUSTRIAL: _____ New OR _____ Rehab; _____ Rental OR _____ Owner-Occupied

AGRICULTURE: _____ New OR _____ Rehab; _____ Rental OR _____ Owner-Occupied

New structure type: (Example: 20x40 pole building) _____
(Attach drawings and dimensions with cost estimates)

Remodel (Details) _____

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Part 1, continued

Estimated Date of Construction: ____/____/____ Estimated Date of Completion: ____/____/____

Estimated Cost of Improvements: Materials \$ _____ Labor \$ _____ Total \$ _____
(Documentation, i.e.: cost estimates, bid sheets, floor plans, are needed to support these.)

Do the costs stated above include owner labor? _____ Yes _____ No

List any buildings/structures to be demolished: _____

***To be on this plan, "New" or "Rehab" must be permanently attached to the property.**

I have read and do hereby agree to follow all application procedures and criteria of the Atchison County Neighborhood Revitalization Plan and further agree as follows:

- A. I hereby acknowledge receipt of a complete copy of the criteria and application/attachments.
- B. I have initialed each page of the attachments to the application verifying that I have read each page.
- C. I am agreeing by my signature that this application is the complete explanation of the provisions and conditions of the plan and there are no understandings to the contrary
- D. The plan is subject to the laws of the state of Kansas. If the laws of the state of Kansas are changed so that the plan cannot continue, then the plan will not continue which may result in the termination of any rebate payments that would otherwise be made pursuant the plan.
- E. **I further understand that this application will be void one year from the date below, if improvements or construction haven't begun.**
- F. **I also understand the project needs to be completed within twenty-four (24) months from the approval date below.**
- G. If at some point in time the property is sold, I will pass on all information concerning compliance with this plan, to the subsequent owners.
- H. If a project is partially completed as of January 1, the increase in value **will be** taxed and **no** rebate will be sent. The rebate will start the year after completion of the project, and Part 2 **must** be returned to the Appraiser's office after completion for the rebate to start.

*A non-refundable \$25 application fee must accompany this application.

***May we use county photographs taken of your property for rebate promotional purposes? ____ yes ____ no**

Signature of Owner

Date Signed

-FOR COUNTY APPRAISER'S USE ONLY

Based upon the above listed improvements and associated costs applied by the applicant, the improvements will ____ will not ____ meet the terms for a tax rebate.

(Atchison County Appraiser's Office) Date: _____

PART 2

**MUST BE SIGNED AND RETURNED TO THE APPRAISER'S OFFICE
AFTER COMPLETION**

(This form MUST be turned in by January 1st to be put into the Rebate Program for the current tax year.)

APPLICATION FOR TAX REBATE

STATUS OF COMPLETION

DATE OF COMPLETION: _____

**ALL ACTUAL COSTS AND A LIST OF ANY CHANGES FROM THE ORIGINAL
APPLICATION MUST BE INCLUDED WITH THIS FORM.**

Signed: _____ Date: _____
(Owner)

Total cost of project (attach ALL final bid sheets showing total costs) \$ _____

Address of the project: _____

Parcel Identification Number: _____ Quick Ref ID #: _____

FOR COUNTY APPRAISER'S USE ONLY

The Above Improvements:

_____ Meets the \$5,000 minimum investment for Residential Property

_____ Does Not Meet the \$5,000 minimum investment for Residential Property

_____ Meets the \$10,000 minimum investment for Agricultural, Commercial, or Industrial Property

_____ Does Not Meet the \$10,000 minimum investment for Agricultural, Commercial, or Industrial Property

_____ Meets the \$5,000 minimum investment for the Target Area

_____ Does Not Meet the \$5,000 minimum investment for the Target Area

First year in which the property goes into the rebate program for this project _____

Last year in which the property remains in the rebate program for this project _____

By: _____ Date: _____
(Atchison County Appraiser's Office)