

Neighborhood Revitalization Program Kearny County, Kansas

Benefits of the Tax Rebate Program

- 1. Provides incentives for new construction and improvements of agricultural, commercial, industrial and residential properties through property tax rebates.**
- 2. The program applies to individual homeowners as well as businesses.**
- 3. The program does not interfere with current property tax revenues**
- 4. The program creates new long-term tax revenue, without creating a fiscal burden on local governments.**
- 5. Offers incentives for development where development might not otherwise occur.**
- 6. Helps create jobs because historically jobs follow development.**
- 7. Helps stabilize land values**
- 8. Provides a limited opportunity time prompting an immediate response.**
- 9. Encourages development throughout the county .**
- 10. Helps to reverse outward migration of residents, transfers of wealth and the resulting deterioration of neighborhoods within Kearny County.**

Frequently Asked Questions

What is the tax rebate program?

During the 1994 legislative session, lawmakers passed SB #732, which provides tax rebates for new construction and the rehabilitation of existing structures. In order to implement the legislation locally, each municipality must adopt a program and designate an area in which they want to promote revitalization and development or redevelopment.

What is Tax Rebate?

It is a refund of the property taxes, which are paid on the actual value added to a property due to the improvement. Under the Neighborhood Revitalization Program legislation, the taxes relating to the assessed value on the property prior to the improvement may not be reduced and will continue to be payable.

What is Qualified Improvement?

Qualified improvement includes new construction, rehabilitation and additions.

How is “Structure” defined?

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

What type of “improvements” will increase the assessed value?

New construction, additions and major rehabilitations will increase the assessed value.

Does “one dollar” spent on work equal “one dollar” of increased value?

It is NOT a dollar for dollar match. Each dollar spent does not necessarily equal one dollar of increased value.

What determines eligibility for a tax rebate?

There must be a minimum investment of \$10,000. New, as well as existing improvements must conform to all codes, rules and regulations. In effect, you should secure a building permit for most improvements, where applicable. Call the Building and Zoning office to find out if you need a building permit.

If qualified improvements have been made, how does one obtain a tax rebate?

A property owner **MUST** file, and have approved an application with the County **before** construction begins. **THERE ARE NO EXCEPTIONS.**

Who Applies?

The property owner. Even if, as a lessee, you are doing the improvements and your lease agreement has you paying the taxes, the property owner must apply. The tax rebate will be included as part of the property's tax record for the term of the rebate regardless of who owns or occupies the property.

How often do I need to apply?

The application asks for specific description of the improvement. Once the improvement that was applied for is completed, then the property owner may make a subsequent application for another improvement.

How soon do I have to complete the new construction or improvement?

The applied for improvement must be completed within two (2) years of the date of application.

Will the schedule of tax rebates as determined by the increase in assessed value in the first year ever change?

NO. All tax rebates under this program shall be based on the tax increase from the assessed valuation, will be paid the first

The primary purpose of the Neighborhood Revitalization Program is to provide communities with a long-term increase and stabilization in their property tax base by encouraging rehabilitation or new construction, which might not otherwise occur.