

Plans and Rebate Formula

- **PLAN A = Larned City, Pawnee County and USD #351, #495, and #496.**
- **PLAN B = Burdett, Garfield, and Rozel Cities, Pawnee County and USD #495 and #496.**

Agricultural, Commercial and Industrial Properties

New & Rehab Properties

\$2,500+ increase in Assessed Valuation.
(Equates to \$10,000 in appraised value)

Residential Properties

New & Rehab Properties

\$1,150 increase in Assessed Valuation.
(Equates to \$10,000 in appraised value)

	PLAN A	PLAN B
YEAR 1	90%	95%
YEAR 2	90%	95%
YEAR 3	90%	85%
YEAR 4	90%	85%
YEAR 5	90%	75%
YEAR 6	75%	65%
YEAR 7	50%	55%

- Each applicant must apply for a permit. This permit is a \$40.00 up-front, non-refundable application fee charged to cover the County's office time and administration costs.
- Shall include stand-alone structures.
- If the applicant is delinquent on their tax payments one year, the contract is null and void and the applicant will not be eligible for the Neighborhood Revitalization Plans in future years. **Delinquency is defined as any tax and/or special assessment that is not paid by the scheduled due dates** and has entered into a period where interest is assigned as a penalty by the County for the unpaid condition.
- An annual review of the property will be done by the County Appraiser after the first year of completion.
- If the property should sell during the first seven years of the rebate program, the program's rebate will continue with the new owner.

For additional information contact:

Pawnee County Appraiser Office
620.285.2915

Larned City Office 620.285.8500

Burdett City Office 620.525.6279

Garfield City Office 620.569.2385

Rozel City Office 620.527.4399

Pawnee County Zoning 620.285.8966

PAWNEE COUNTY NEIGHBORHOOD REVITALIZATION PLANS

Informational Brochure



Effective:
January 1, 2014
Thru
December 31, 2018

Application Procedures

Prior to filing the Application for Tax Rebate, you will need to do the following:

- ✓ Obtain an application from the County Appraiser's Office.
- ✓ Before construction begins, complete Part I of the application form. This must be done to see if the project meets the criteria for a tax rebate. Part I should be modified if changes to the project adjust the cost or size of the project. The modification request must happen within 30 days of the changes.
- ✓ Upon commencement of construction, complete Part II of the application and file a copy with the County Appraiser's office.
- ✓ If the improvement is partially completed on or before December 31, file Part III of the application with the County Appraiser's office.
- ✓ If the improvement is completed on or before January 1, before the start of the tax rebate period, file Part III of the application with the County Appraiser's office before December 31.
- ✓ Upon filing Part III of the application and determination of the new value of the property, the County Appraiser will notify the County Clerk and the property owner if the project meets eligibility requirements for a tax rebate. Upon payment in full of the real estate tax for the subject property for the initial and each succeeding year period extending through the specified rebate period, the tax rebate will be made to the property owner within a 30 day period following the date of payment in full of the said taxes.

Questions & Answers

1. What is the Neighborhood Revitalization Plan?

During the 1994 legislative session, lawmakers passed Senate Bill 732, which provides 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 within the County.

2. What is a tax rebate?

It is a refund of the property taxes which would otherwise be payable on the actual value added to a property due to a qualified improvement. The rebate only applies to the additional taxed resulting from the increase in assessed value of the property due to improvement. Under the Neighborhood Revitalization Plans, taxes relating to the assessed value on the property prior to the improvement may not be reduced and will continue to be payable.

3. What is a qualified improvement?

A qualified improvement to a structure includes new construction, rehabilitation, and/or additions.

4. How is structure defined?

Structure is defined as any building, wall or other permanent fixture, including the improvements to existing structures and fixtures assimilated to the real estate.

5. What kind of improvements will increase the assessed value?

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

6. How long does the tax rebate run under the Neighborhood Revitalization Plans?

Both plans will remain in effect through December 31, 2018, and will be reevaluated at any time. A property owner may apply for a tax rebate as appropriate any time during the program. The length of the tax rebate will be for 7 years for all types of properties. Any applications approved by December 31, 2018, will receive that tax rebate for the full 7 years.

7. How do the terms assessed valuation and appraised value differ?

Assessed valuation is the value of the property for taxing purposes. Appraised value is the value of the property for the resale and financing purposes. The assessed value of a residential property is 11.5% of the appraised value. The assessed value of a commercial property is 25% of the appraised value.

Benefits of the Tax Rebate Program

- ✓ It will provide incentives for housing improvements.
- ✓ The benefits of this program will apply to individual homeowners as well as business owners.
- ✓ It does not interfere with current property tax revenues.
- ✓ The program will create new long term tax revenue, without creating a fiscal burden for the Cities and the County.
- ✓ It will offer incentives for development where development might not otherwise occur.
- ✓ It will encourage housing, agricultural, commercial, and industrial development in the County.