

Process

The applicant shall complete and sign Part 1 of the application form, available at City Hall, and file the original, accompanied by a \$25 application fee, with City Hall within 60 days following issuance of the building permit . A valid copy of the building permit must be attached to the application.

After review and preliminary approval, the City Clerk shall forward the application to the Gray County Treasurer's Office to determine if the taxes and special assessments are current.

Upon completion by the Treasurer's office, the City will return the application to the applicant. On or before December 1, the applicant shall certify the status of the improvement project as of January 1 following the commencement of construction by completing and signing Part 2 of the application and filing the application with the Appraiser's office.

Following January 1, if the project is completed, the County Appraiser shall conduct an on-site inspection of the construction project, determine the new valuation of the real estate, shall complete his or her portion of the application and shall report the new valuation to the County Clerk by June 1. The tax records on the project shall be revised by the County Clerk's Office.



Upon determination by the County Appraiser's office of the value of the improvements and a determination by the County Treasurer's office that the taxes and assessments on the property are not delinquent, the City Clerk shall certify that the project and application does or does not meet the requirements for a tax rebate and shall notify the applicant and the County Treasurer's and County Clerk's Office of the rebate percentage due for each year of the rebate period.

Upon the payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified rebate period, a tax rebate shall be made to the applicant less applicable administrative fees as specified in the Interlocal Agreements. The tax rebate shall be made within 30 days after the next tax distribution date as specified in K.S.A. 12-1678a, following payment and submittal of a receipt by the applicant to the County Treasurer.

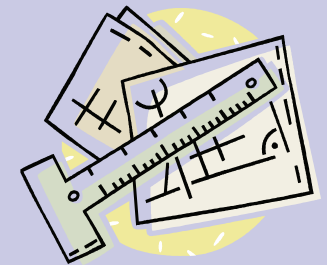
The primary intent of the Neighborhood Revitalization Act is to provide communities with a long-term increase and stabilization in their property tax base by encouraging rehabilitation or new construction which might not otherwise occur.

This Neighborhood Revitalization Plan is an interlocal agreement adopted by the City of Cimarron, County of Gray County, Unified School District 102 and Cimarron Township. For more information please contact the City Building Inspector at 620-855-2215.



**Building or remodeling
might pay you back!**

Cimarron Neighborhood Revitalization Plan



Property within the Cimarron city limits may be eligible to receive a **Property Tax Rebate on the increase in taxes on new construction or property improvements!**



Neighborhood Revitalization Plan

Common Questions and Answers

Q: What property is eligible?

A: Residential Property:

Rehabilitation, alterations and additions to any existing residential structure, including the alteration of a single-family home into a duplex dwelling, shall be eligible.

Single-family dwellings originally placed on site more than sixty years prior to date of application may be razed and replaced with a new multi- or single-family home. Amount of rebate will be based on difference in valuation of the original home and the new home. A new home built on an established appraised vacant lot will not be eligible.

Conversion of all or part of an existing non-residential structure into a residential structure shall be eligible so long as compliant with current zoning codes.

Improvements to existing or construction of new residential detached accessory structures such as gazebos, storage buildings, workshops, swimming pools, etc., shall not be eligible.

Eligible residential property may be located anywhere in the neighborhood revitalization area.

Commercial/Industrial Property:

Rehabilitation, alterations and additions to any existing commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.

Construction of new commercial structures, including the conversion of all or part of a non-commercial structure into a commercial structure, used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.

Eligible commercial or industrial property may be located anywhere in the revitalization area.

The following properties are not eligible: surface parking lots except as an accessory to a contiguous improvement; railroads and utilities; swimming pools, gazebos, residential storage buildings and workshops; mini warehouses; or any property which

has or will receive Internal Revenue Bond financing and/or a tax abatement.

Q: When can I apply?

A: You must apply within 60 days of receiving the building permit.

Q: Is there cost involved?

A: There is a \$25 application fee to be submitted with the application. There is also an administration fee withheld from the refund annually by the county: 5% of the tax bill or \$50, whichever is greater the first year; and 5% or of the tax bill or \$25, whichever is greater, for the remaining years of rebate.

Q: How do I begin?

A: File Part 1 of the appropriate application at City Hall while applying for a building permit or within 60 days of receiving the permit.

Q: What kind of “improvements” will increase the assessed value?

A: New construction 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.

Q: How does this rebate affect my current property taxes?

A: It does not affect your current property taxes or special assessments. You are still required to pay all property taxes and special assessments, but will be rebated a percentage of the increase in property taxes if the improvement meets the criteria.

Q: What are the criteria?

A: The minimum investment for a property must be at least \$15,000.00. Invoices and receipts must be provided upon completion.

Construction must be completed in one year. Extensions beyond that period will be considered on a case-by-case basis.

Improvements must conform with appropriate City zoning, codes, rules, laws, ordinances, regulations and building permit requirements.

Property must remain current on property taxes, special assessments and city utilities.

Q: What is a “tax rebate:”?

A: It is a refund of property taxes which are paid on the actual value added to a property due to the improvement. Under the Neighborhood Revitalization Plan 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 and due.

Q: How long is the rebate period?

A: The rebate period is five years for residential improvements and ten years for commercial or industrial improvements. The Neighborhood Revitalization fund and tax rebate incentive program shall expire on December 31, 2015, unless sooner repealed by any participating tax entities. Any approved and participating applicants at that time will continue for the entire term of their rebate period so long as they remain in compliance.

Rebate Period and Amounts

Residential: 5 years

1st year	95%
2nd year	95%
3rd year	95%
4th year	95%
5th year	95%

Commercial and Industrial: 10 years

1st year	100%
2nd year	90%
3rd year	80%
4th year	70%
5th year	60%
6th year	50%
7th year	40%
8th year	30%
9th year	20%
10th year	10%