

***THE
NEIGHBORHOOD REVITALIZATION PROGRAM
for Cloud County, Kansas***

2010-2014

A tax rebate incentive and reward program for investing in Cloud County

Notice: As of June 2010, applications for projects-in-progress or projects completed to date in 2010 must be filed with the County Clerk by June 30th, 2010.

The Purpose

The purpose of this Neighborhood Revitalization Plan is to increase the property tax base in Cloud County and strengthen the local economy.

Growing the tax base will benefit all taxpayers. Cloud County currently has the smallest tax base of any county supporting a community college in Kansas.

The program is designed for property owners who make sizeable investments in the construction or rehabilitation of residential, commercial, or agricultural structures.

These investments create employment and sales in construction-related businesses which generates income to flow through the local economy. Investments in the commercial sector can also support job creation.

The Neighborhood Revitalization rebate is a tool local governments can use to encourage new development and to welcome young people to stay or return to establish businesses and raise their families.

Everyone is invited to use this program.

Private investment is the key to our future.

The Benefits

Approved applicants will receive property tax rebates based on the taxes paid on the new investment's appraised market value as shown:

Program Year	Rebate Percentage
Year 1	95%*
Year 2	95%
Year 3	95%
Year 4	80%
Year 5	70%
Year 6	Rebate incentive expires

The eleven participating taxing entities (see cover page) receive approximately 90% of the taxes paid in. Therefore, the rebate received by the property owner will be approximately 90% of the figures shown.

Upon full payment of the property taxes owed for a given year, the County will issue the rebate to the property owner and will do so within 30 days after the next distribution date.

Applicants who continue to meet the eligibility requirements will receive tax rebates for the full five years allowed under this Plan, even if the plan is allowed to expire at the end of 2014.

Rebates stay with the property and follow the sale of the property or a transfer of ownership.

Criteria for Eligibility

1. The project must generate at least a \$30,000 increase in the appraised value of the property as determined by the Cloud County Appraiser.
2. Property in a Tax Increment Financing (TIF) District or a Rural Housing Incentive District is not eligible.
3. Rehabilitation or new construction projects are eligible for commercial, industrial, agricultural or residential properties.
4. Construction must begin within one year of filing an application.
5. Construction must be completed within 18 months of filing an application.
6. Improvements on a property must conform to all applicable codes and regulations.
7. If a property owner is delinquent in the payment of any property tax, special assessment, interest or penalty charge, the property is no longer eligible for tax rebates. If payment of taxes, assessments, interest, or penalties is late but occurs within six weeks of the second billing on May 10th, the property remains in the program.

How to Apply

- Obtain an application form from
- the County Clerk's office
 - the Clerk's page on the county website www.cloudcountyks.org
 - or where building permits are issued

File applications within 30 days of the issuance of a building permit or 30 days prior to beginning construction.

Pay a \$100 non-refundable application fee to cover administration costs. Late applications are charged an additional \$50 late filing fee.

Certify the completion of the project by submitting Part 2 of the application to the County Clerk on or before December 31st in the year the project is completed. Owners of Concordia properties must attach a Certificate of Occupancy or waiver signed by the Concordia Building Inspector.

The County Clerk will notify the applicant whether the project qualifies for the tax rebates, and if not, the reasons why.

The rebate period begins in the year following 100 percent completion of the improvements. *Property taxes owed on partially completed construction projects are to be borne by the property owner without rebate.*

For more information, contact:

Cloud County Clerk, 785-243-8110

Cloud County Appraiser, 785-243-8100

CloudCorp, 785-243-2010