

**KINGMAN COUNTY
NEIGHBORHOOD REVITALIZATION PLAN**

PURPOSE: This plan is intended to promote the revitalization and development of Kingman County 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 County by offering certain incentives, which includes tax rebates.

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- A.** “Structure” means any building, wall or other structure, including the building and improvements to existing structures and fixtures permanently assimilated to the real estate. Exceptions will include, but not necessarily be limited to:
Non real estate items, sprinkling systems, fences, landscaping, gazebos, garden type structures, patios, hot tubs, swimming pools, irrigation wells and equipment; the preceding list of exemptions may not be complete and may be enlarged on a case by case basis.
- B.** Any structure that does not lend itself to obvious inclusion within the above meaning should be cleared with the Kingman County Appraiser’s office prior to application.
- C.** The minimum investment for eligibility in order to receive a tax rebate for commercial, industrial, or residential new construction or improvement to existing properties is \$25,000, which must be established upon request by checks and invoices; the project must be classified and taxable as real estate.
- D.** New construction as well as improvements to existing properties must be in compliance with all applicable building permit requirements, building codes and zoning regulations in effect within its location at the time the improvements begin. Tax rebates may be denied or terminated for noncompliance with this paragraph during the ten (10) year rebate period.
- E.** There will be a two (2) year application period, beginning June 1, 2011 and ending May 31, 2013. At the end of the two (2) year application period, the taxing entities will review the plan and determine its continuation. Those applications approved during the two (2) year period will continue to receive the tax rebate for the full ten (10) years following completion of the project.
- F.** No applicant having delinquent real, personal or special assessment taxes due Kingman County will be eligible for this program. In the event any such taxes become delinquent during the ten (10) year period, all current and future tax rebates shall be forfeited in full.

- G.** Once a project application for new construction or improvements to an existing property has been approved, no modifications to that project shall be allowed for additional benefits under this Plan.
- H.** All tax rebates are subject to the approval of this Plan by each taxing unit. See the Kingman County Clerk for taxing units that have adopted the Tax Rebate Plan of the Neighborhood Revitalization Plan.
- I.** All tax rebates under this Plan shall be based on the tax increase from the appraised valuation; will be paid commencing in the first calendar year following the year of completion; and may change upward or downward depending on the change in applicable mill levies.
- J.** All tax rebates under this Plan shall be made only from the resulting increase in ad valorem taxes generated and collected by reason of the new construction or improvements to existing properties and may not equal the amount of the actual dollars spent. (Example: a \$25,000 improvement to an existing property may add only \$20,000 to the appraised value of the property; thus the tax rebate will be based on the \$20,000 increase in value and not on the \$25,000 actually spent.)
- K.** All tax rebate benefits under this Plan shall transfer with a change of ownership of qualifying property.
- L.** After the payment of the real estate taxes in full, the tax rebate shall be made within thirty (30) days following the date of the next scheduled tax distribution.
- M.** “Base Year Valuation” shall mean the appraised value of the property in the year of completion of any improvement.

In any given year (1 through 10), the rebate paid will be based upon the lesser of the following:

- (1) The increase in appraised value in year one.
- (2) The difference between the appraised value in that particular tax year and the Base Year Valuation.

(Example: If the finished improvement provides an increase of \$20,000 in appraised valuation in year one, the rebate will be paid on a maximum of \$20,000 increase. Should valuation decrease after the first year, the rebate will be paid on the difference between Base Year Valuation and that particular year’s current valuation. Should the valuation decrease to, or below the Base Year Valuation, no rebate will be paid.)

- N. New construction and improvements to existing properties must be completed within one (1) year of the date of application. Any request from an extension beyond that period will be considered for good cause shown on a case-by-case basis.
- O. To be eligible for any tax rebates under this Plan:
1. Part 1 of the Application For Tax Rebate must be completed in full and filed with the Kingman County Appraiser's Office, including the payment of a non-refundable \$150 application fee.
 2. Thirty (30) days prior to the commencement of all new construction and all improvements to existing properties, an interior and exterior inspection of the site of the project shall have been completed by the Kingman County Appraiser's Office to establish the base line valuation between non-qualifying portions and the eligible portions under this Plan;
 3. No later than ten (10) days after the project is commenced, Part 4 of the Application For Tax Rebate must be completed in full and filed with the Kingman County Appraiser's Office;
 4. Part 5 of the Application For Tax Rebate must be completed and filed with the Kingman County Appraiser's Office no later than the first day of December of the year prior to the first year an eligible tax rebate is available;
 5. There shall be no exceptions granted for noncompliance with this paragraph (0 1-5);
 6. The Kingman County Appraiser will have the final authority on application approvals or denials.

**TAX REBATE PROGRAM
 UNDER THE NEIGHBORHOOD REVITALIZATION PLAN
 CRITERIA FOR
 COMMERCIAL & INDUSTRIAL PROPERTIES
 NEW & REHABILITATION PROJECTS**

\$25,000 - \$500,000			<u>Increase in Appraised Value of:</u> \$500,000 - \$3,000,000			\$3,000,000+		
1-3	Yr.	95%	1-6	Yr.	95%	1-6	Yr.	95%
4	Yr.	80%	7	Yr.	70%	7-10	Yr.	75%
5	Yr.	70%	8	Yr.	60%			
6	Yr.	60%	9	Yr.	50%			
7	Yr.	50%	10	Yr.	20%			
8	Yr.	50%						
9	Yr.	30%						
10	Yr.	20%						

**CRITERIA FOR RESIDENTIAL PROPERTY
 NEW & REHABILITATION PROJECTS**

<u>Increase in Appraised Value of:</u>		
1-3	Yr.	95%
4	Yr.	80%
5	Yr.	70%
6	Yr.	60%
7	Yr.	50%
8	Yr.	50%
9	Yr.	30%
10	Yr.	20%

*A minimum of \$25,000 must be invested.

*A \$150.00 up-front, non-refundable application fee will be charged to cover the appraiser's office time and administration.

*Shall include the rehabilitation of existing structures and/or additions to existing structures and new construction.

*The intended purpose or use of structure will determine if project is commercial or residential.

*Multi-family structures and agriculture will be considered commercial.