

Stafford County

Inter-Local

Neighborhood Revitalization Plan



Effective Dates:

January 1, 2006 thru December 31, 2010

Official Copy as Adopted December 4, 2006
Amended to include Disaster Section January 1, 2008
Revisions Adopted January 1, 2008

TABLE OF CONTENTS

	Page #
Entities, Purpose and Factual Findings.....	3

REGULATIONS SECTION

I.	Legal Description.....	4
II.	Assessed Valuation of Real Property.....	4
III.	Listing of Owners of Record in Area.....	4
IV.	Zoning Classifications and District Land Use Map.....	4
	a. A1 & A2 Agricultural District	4
	b. SR1 Suburban Residential District	5
	c. R1 Single Family Residential District	5
	d. V1 Village District.....	5
	e. C1 Highway Business District.....	6
V.	Property Eligible for a Tax Rebate	6
VI.	Criteria for Determination of Eligibility	6
VII.	Application Procedure	8
VIII.	Contents of Application	9
IX.	Standards and Criteria for Review	10
X.	Conditions for Rebate Termination	10
XI.	Rebate Formula.....	10
XII.	Frequently Asked Questions and Answers	11
XIII.	Benefits of the Tax Rebate Program.....	13

DISASTER SECTION

Disaster Definition and Criteria.....	15-17
---------------------------------------	-------

ATTACHMENTS

Stafford County Map – Attachment A.....	19
Application Forms – Attachment B	20-23
Tax Rebate Worksheet – Attachment C.....	24
Resolution and Signed Inter-Local Agreements - Attachment D	25

STAFFORD COUNTY, KANSAS

NEIGHBORHOOD REVITALIZATION PLAN

PURPOSE AND FACTUAL FINDINGS

Entities: This Inter-Local Agreement is between the County of Stafford and the following, known at “Entity”:

- City of Macksville, Kansas
- City of St. John, Kansas
- City of Stafford, Kansas
- City of Hudson, Kansas
- U.S.D. #349, Stafford
- U.S.D. #350, St. John
- U.S.D. #351, Macksville
- Stafford District Hospital #4

Purpose: This plan is intended to promote the revitalization and development of the County of Stafford by stimulating new construction and rehabilitation, conservation or redevelopment of the area in order to protect the public health, safety or welfare of the residents of the County by offering certain incentives, which include tax rebates. In accordance with the provisions of K.S.A. 12-17, 114 et seq., the Stafford County Commissioners have held public hearings and considered the existing conditions and alternatives with respect to the designated area, the criteria and standards for a tax rebate and the necessity for inter-local cooperation among the other taxing units. Accordingly, the Commissioners have carefully reviewed, evaluated and determined that the requested area meets one or more of the conditions to be designated as a “neighborhood revitalization/dilapidated structure” area.

Revitalization Area: Areas eligible to make application for a property tax rebate upon adoption of this plan are illustrated on Attachment A. Future annexation into the plan area would occur if two-thirds of the participating entities are in agreement.

REGULATIONS SECTION

I. Legal Description of Neighborhood Revitalization Area

Maps depicting the existing parcels of real estate covered by this plan have been prepared and are on file in the Stafford County Appraiser's Office and the Register of Deeds Office. Also, see Attachment A.

The legal description of the real estate forming the boundaries of the area of the Plan shall apply to all lands within Stafford County, Kansas and the corporate limits of the cities of Macksville, Stafford, Hudson and St. John.

II. Assessed Valuation of Real Property

The existing assessed valuation of the real estate in the proposed area, listing land and building values separately, is on record in the office of the County Appraiser of Stafford County.

III. Listing of Owners of Record in Area

The names and addresses of the owners of record of the real estate within the proposed area are on record in the office of the County Appraiser of Stafford County.

IV. Stafford County Zoning Classifications and District Land Use Map

A1 & A2 Agricultural District – It is the intent of this district to provide for a full range of agricultural activities by family farms on land used for agricultural purposes, including the processing and sale of agricultural products raised on the premises; and at the same time offer protection to land used for agricultural purposes from the depreciating effect of objectionable, hazardous, incompatible and unsightly uses. The district is also intended to protect watersheds and water supplies; to protect the use of natural resources in the production of agricultural products and prevent and/or discourage their conversion to other uses not in the interest of the citizens of Stafford County; to protect forest and scenic areas; to conserve fish and wildlife habitat; to promote forestry; and to prevent and/or discourage untimely scattering of residential, and/or more dense urban development.

In the A1 & A2 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses: agricultural use, grain storage structures, single family dwellings, group homes as defined by the regulations, manufactured homes, churches and golf courses.

In the A1 & A2 District, the minimum dimensions of yards required along designated major roads and highways in Stafford County shall be as follows: The depth of the front yard shall be at least 35 feet. There shall be a side yard on each side of the dwelling of no less than 25 feet. The depth of the rear yard shall be at least 30 feet. Every lot shall be a minimum of five acres. A lot described as a

quarter/quarter (i.e. ¼ of ¼ of a section) or as a government lot from the original government survey shall be deemed to meet the lot size requirements for the A1 & A2 District.

SR1 Suburban Residential District – The purpose of this district is to provide for platted development of residential neighborhoods that promote the characteristics of a suburban area at a low-density level of development. This district is designed to be used in those areas where the adequate provisions of water and sewage disposal exists or can be provided; and where other infrastructure presently exists or can be demonstrated and proved to the satisfaction of the County.

In the SR1 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses: single family dwelling, group home as defined in the regulations, manufactured homes, churches and golf courses.

In the SR1 District, the height of non-agricultural buildings or structures shall not exceed 35 feet and/or 2½ stories. The depth of the front yard shall be at least 30 feet. There shall be a side yard on each side of the dwelling of no less than 15 feet. The depth of the rear yard shall be at least 30 feet.

R1 Single Family Residential District - The purpose of this district is to provide for platted single family residential development of a more urban character where public sanitary sewers and water, and other necessary public utilities and services are present to support the development.

In the R1 District, no building structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses: single family dwellings or group homes as defined by the regulations, churches, golf courses and public and private schools.

In the R1 District, the height of the non-agricultural buildings or structures shall not exceed 35 feet and/or 2½ stories. The depth of the front yard shall be at least 25 feet. There shall be a side yard on each side of the dwelling of no less than 8 feet. The depth of the rear yard shall be at least 20 feet. The minimum width of a lot shall be 70 feet. The minimum depth of a lot shall be 100 feet. Every dwelling hereafter erected, constructed, reconstructed, moved or altered shall provide a minimum lot area of 8,000 square feet.

V1 Village District - This district is designed to encourage the continued existence of small unincorporated villages by placing few restrictions on their use and further residential development. No development of new villages is contemplated under these provisions and only fill-in type development of existing villages with low density uses is intended.

In the V1 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses: any use permitted in the R1 Single-Family Residential District.

C1 Highway Business District - This district is intended to provide commercial locations for uses which serve as a convenience to the traveler, require large areas of land, or require a location on a highway or arterial in order to have an efficient operation. Screening and off-street parking are required to reduce adverse effects of surrounding residential uses. Minimum lot area is 20,000 square feet. Minimum lot width is 90 feet. Minimum yard requirements are: front is 35 feet, side is 20 feet and rear is 30 feet.

If property is located within the corporate limits of Stafford, St. John, Macksville or Hudson, the owner should contact the appropriate city official to determine zoning requirements.

V. *Property Eligible for a Tax Rebate*
Residential Improvements:

Rehabilitation, additions or new construction of any residential dwelling structure, including single and multi-family, as may be permitted in the Comprehensive Zoning Regulations, provided there is a minimum increase of \$2,300 in assessed valuation for residential property to receive a tax rebate.

Industrial, Commercial and Agricultural Improvements:

Rehabilitation, additions or new construction of any office, industrial, commercial or agricultural structure(s) as may be permitted by the Comprehensive Zoning Regulations provided there is a minimum increase of \$4,500 in assessed valuation on agricultural, commercial, and/or industrial property to receive a tax rebate.

See Map - Attachment A - For property and areas within the Stafford County limits eligible for the Stafford County Neighborhood Revitalization Program.

VI. *Criteria for Determination of Eligibility*

- a. Structure is defined as any building, wall or other permanent fixture, including improvements to existing structures and fixtures permanently assimilated to the real estate. Exceptions will include, but not necessarily be limited to:
 - i. Non-real estate items
 - ii. Sprinkler systems, fences, landscaping, portable gazebos, garden type structures, hot tubs, portable swimming pools, patios, irrigation wells and equipment (both agricultural and residential).
- b. There will be a five year application period beginning January 1, 2006, and ending December 31, 2010. At the end of the five years, the taxing entities will review the plan and determine its continuation. Those approved during the five year period will continue to receive the tax rebate for the full seven years following completion of the project.

- c. Construction of an improvement must have begun on or after the date of January 1, 2006, or upon the designation of a neighborhood revitalization area by the applicable taxing units' approval date, whichever is the later date.
- d. There must be a minimum increase of \$2,300 in assessed valuation for residential property (which equates to approximately \$20,000 in appraised value) to receive a tax rebate. Cost estimates of the proposed investment must be submitted with the application. There must be a minimum increase of \$4,500 in assessed valuation on agricultural, commercial and/or industrial property, (which equates to approximately \$18,000 on appraised value depending on type of business) to receive a tax rebate. Cost estimates of the proposed investment must be submitted with the application.
- e. New, as well as existing, improvements on property must conform to all codes, rules, permits and regulations in effect at the time the improvements are made. Tax rebates may be terminated if improvements or new construction do not conform to code during the seven year rebate period.
- f. Any property owner that is delinquent in any real estate tax payment and/or special assessment in Stafford County shall not be eligible for any rebate and will be removed from the Revitalization Program if delinquency occurs during their seven year period and will forfeit any current or future rebates. 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. **NOTE:** Any commercial or industrial property valued at \$200,000 or more which has been removed from the Revitalization Program due to delinquent taxes, and subsequently has an arms-length transaction sale, the **NEW** owner may request the Committee to reevaluate and reinstate the property's participation in the Program for the remaining years left on the original application.
- g. Qualified improvements or new construction eligible for tax rebates under the Stafford County Neighborhood Revitalization Plan may submit only one application per project.
- h. Tax rebates are subject to approval by a Committee comprised of a representative from each Entity (as applicable). See the County Appraiser for taxing units who have adopted the Tax Rebate Program of the Stafford County Neighborhood Revitalization Plan. A tax rebate will be based on the increase in appraised value following the first full year of completion. **NOTE:** If the construction project is revised in size or cost during the construction process, the applicant has 30 days to notify the County Appraisers office to request modification of Part I of the application. **ANY** modification may result in approval of the application or denial of the application.
- i. Tax rebates will transfer with ownership of the qualifying property. The participating owner is responsible for passing on the rules and general information of the plan to subsequent owners.
- j. Upon payment of taxes by the taxpayer, the rebate must be made within 30 days after the next distribution date as specified in K.S.A. 12-1678a and amendments thereto.

- k. In any given year, the rebate paid will be based upon the lesser of the increase in assessed value from the first year, or the value as assessed in the current year.
- l. Construction must be completed in one year with a one year automatic extension. Extensions beyond that period will be considered on a case by case basis.

VII. ***Application Procedure***

Prior to filing the Application for Neighborhood Revitalization Plan's Tax Rebate, you will need to do the following:

- a. Obtain a permit for new construction or construction of improvements to existing structures from the Stafford County Zoning Administrator. If the improvements are within the three mile jurisdiction zone of the city of St. John, Kansas, or within the corporate limits of Macksville, Stafford, Hudson or St. John a permit would be obtained from that city's Zoning Administrator. It shall be the responsibility of the issuing Zoning Administrator to inform the applicant of the availability of the possible tax credit.
- b. Obtain an application and informational packet from the County Appraiser's office.
- c. Prior to the commencement of construction on any improvement or new construction for which a tax rebate will be requested, the owner will complete Part I of the Stafford County Neighborhood Revitalization Application. **Requests must be received and approved before commencement of construction by the governing bodies of Stafford County. There will be no exceptions for calendar year 2007 thru 2010.** For construction projects beginning in 2006, the County Appraiser will contact all property owners that could qualify for this plan. Completion of all three parts of the application process and the \$25 non-refundable fee will be collected, prior to the project being entered into the plan.
- d. Part I of the application must be filed with the County Appraiser's office, with a non-refundable \$25.00 application fee prior to the commencement of construction for calendar year 2007 thru 2010. For calendar year 2006, the process will work as noted in (c) above.
- e. The County Appraiser's office will return a copy of Part I of the application to the applicant within 30 business days, indicating approval or denial of the project within the Neighborhood Revitalization guidelines, with the final determination pending upon the increased valuation of said property.
- f. The County Appraiser's office will forward a copy of Part I of the application to the County Clerk for notification and information purposes. Copies of the application will be held on file in the County Appraiser's office.
- g. The owner will notify the County Appraiser of the commencement of construction by filing Part II of the application.
- h. For any improvement that is only partially completed as of January 1 following the commencement of construction, the owner will file Part III of the application with the County Appraiser indicating the anticipated status of

construction on January 1. Part III will be filed on or before December 15, preceding the commencement of the tax rebate period.

- i. For any improvement that is completed on or before January 1, following the commencement of construction, the owner will file Part III of the application with the County Appraiser on or before December 31, preceding commencement of the tax rebate period, certifying the completion of construction.
- j. Soon after January 1, the County Appraiser will conduct an on-site inspection of the new construction project and determine the new valuation of the real estate accordingly. The valuation is then reported to the County Clerk by June 15 for revision of the tax records.
- k. Upon filing Part III and the determination of the new valuation of the said real estate, the form will be filed with the County Clerk and the County Appraiser certifying the project is in compliance with the eligibility requirements for a tax rebate. The owner will be notified immediately.
- l. Upon payment in full of the real estate tax for the subject property, for the initial and each succeeding year extending through the specified rebate period, a tax rebate in the amount of the tax increment will be made to the owner within 30 days after the next tax distribution date as specified in K.S.A. 12-1678a, and amendments thereto. The tax rebate will be made by the County Treasurer of Stafford County through the Neighborhood Revitalization Fund established in conjunction with the other taxing units participating in an Inter-local Agreement.

VIII. Contents of Application

- a. Part I – General Information
 - i. Owner’s name, address and daytime telephone number.
 - ii. Address of property and parcel information.
 - iii. Legal description of property
 - iv. Proposed or existing property use
 - v. Type of improvements (exterior or interior)
 - vi. Estimated date of completion
 - vii. Estimated cost of improvements
 - viii. Type of structure: single, two or multi-family; commercial; agricultural; or industrial
 - ix. List of buildings demolished or proposed to be demolished (if any)
 - x. Appraiser’s certification
- b. Part II – Commencement of Construction
 - i. Estimated date of construction commencement
 - ii. Building permit number
 - iii. Estimated date of construction completion
- c. Part III – Status of Construction as of January 1st
 - i. Incomplete / Complete Status
 - ii. Appraiser’s and Clerk’s certification

IX. *Standards and Criteria for Review*

The Review Committee consisting of a representative from each Entity shall have the authority and discretion to reject applications based upon the foregoing criteria. In cases of a denial, the Review Committee shall inform the owner of the basis for such denial. The owner shall have the right to appeal said determination with the governing bodies of the participating entities.

X. *Conditions for Rebate Termination*

Failure to build or maintain the property to applicable codes, rules and regulations shall cause the rebate application to be terminated. If the owner fails to pay property taxes, the property will be removed from the eligible rebate program. In addition, any late fees, fines and surcharges are not eligible for rebate.

XI. *Rebate Formula****

a. Criteria for agricultural, commercial and industrial

\$4,500+ increase in Assessed Valuation
(Equates to approximately \$18,000 in appraised value)

1-2 YR	95%
3-4 YR	80%
5-6 YR	65%
7 YR	40%

- i. Each applicant must apply for a permit. This permit is a \$25.00 up-front, non-refundable application fee charged to cover the County's office time and administration costs.
- ii. Shall include stand-alone structures.
- iii. 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 Plan 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.
- iv. An annual review of the property will be done by the County Appraiser after the first year of completion.
- v. If the property should sell during the first seven years of the rebate program, the program's rebate will continue with the new owner.
- vi. Shall include the rehabilitation of existing structures and/or additions to existing structures.

b. Criteria for residential property

\$2,300+ increase in Assessed Valuation
(Equates to approximately \$20,000 in appraised value)

1-2 YR	95%
3-4 YR	80%
5-6 YR	65%
7 YR	40%

- i. Each applicant must apply for a permit. This permit is a \$25.00 up-front, non-refundable application fee charged to cover the County's office time and administration costs.
- ii. Shall include stand-alone structures.
- iii. 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 Plan 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.
- iv. An annual review of the property will be done by the County Appraiser after the first year of completion.
- v. If the property should sell during the first seven years of the rebate program, the program's rebate will continue with the new owner.
- vi. Shall include the rehabilitation of existing structures and/or additions to existing structures.

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

XII. *Frequently Asked Questions and Answers*

- a. 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.
- b. 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 taxes resulting from the increase in assessed value of the property due to the improvement. Under the Neighborhood Revitalization Plan, the taxes relating to the assessed value

on the property prior to the improvement may not be reduced and will continue to be payable.

- c. What is a qualified improvement?
A qualified improvement to a structure includes new construction, rehabilitation, and/or additions.
- d. 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.
- e. 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.
- f. How long does the tax rebate run under the Neighborhood Revitalization Plan?
The plan will remain in effect through December 31, 2010, and will be re-evaluated at that time. A property owner may apply for tax rebate as appropriate any time during the program. The length of the tax rebate will be for seven years for all types of properties. Any application approved by December 31, 2010, will receive the tax rebate for the full seven years.
- g. Can property taxes be eliminated using the tax rebate?
There will always be some taxes on property. Under Neighborhood Revitalization, the existing assessed value of the property and the resulting taxes prior to the improvements will continue. Also the rebate begins at 95% of the new assessed value.
- h. 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 resale and financing purposes. For example, if the appraised value on a residential building is \$100,000, the assessed value is \$11,500.
- i. How can I determine if I am eligible for a tax rebate?
There must be a minimum increase of \$2,300 in assessed valuation for residential property (which equates to approximately \$20,000 in appraised value) and \$4,500 in assessed valuation (which equates to approximately \$18,000 in appraised value depending on the type of business) for commercial, industrial or agricultural property. 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 County or City Zoning Board to find out if you need a

building permit. If building in the three-mile zone surrounding the city of St. John, contact the St. John City Zoning Administrator.

- j. If qualified improvements have been made, how does the owner obtain a tax rebate?

A property owner must file, and have an approved application with the County Appraiser *before* construction begins. ***There will be no exceptions for calendar year 2007 thru 2010.*** For construction projects beginning in 2006, the County Appraiser will contact all property owners that could qualify for this plan. Completion of all three parts of the application process and the \$25 non-refundable fee will be collected, prior to the project being entered into the plan.

- k. 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.

- l. How often do I need to apply?

Apply each year that you make a qualifying improvement to the property, even though the improvements may not actually be completed during the year. If no further improvements are made, the initial application will be sufficient without the property owner having to file an additional application for succeeding years in which a tax rebate is received.

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

Yes, the total taxes rebated to you over the seven year period may decrease only if the assessed value of the property decreases. However, if the assessed value of your property increases during the seven years, your rebates will not increase. In other words, the rebate paid in any given year will be based upon the lesser of the increase in assessed value from the first year, OR the value assessed in the current year.

XIII. ***Benefits of the Tax Rebate Program***

- a. It will provide incentives for housing improvements.
- b. The benefits of this program will apply to individual homeowners as well as business owners.
- c. It does not interfere with current property tax revenues.
- d. The program will create new long term tax revenue, without creating a fiscal burden for the Cities and the County.
- e. It will offer incentives for development where development might not otherwise occur.
- f. It will help create jobs because historically jobs follow development.

- g. It will reverse the outward migration of residents, and the resulting deterioration of neighborhoods within the County.
- h. It will help stabilize land values.
- i. It will strengthen the fiscal capacity of our City and County governments to grow and serve our area.
- j. It provides a limited window of opportunity for participation, thereby prompting immediate response.
- k. It will encourage housing, agricultural, commercial and industrial development in the County.

DISASTER SECTION

This section will be activated when 10% of the dwellings are destroyed or drastically affected by the disaster. The 10% will be calculated in the smallest entity participating in the Stafford County Inter-Local Neighborhood Revitalization Plan affected by the disaster. Also, the prior year assessed value **WILL NOT** be subtracted from the new valued construction. Once threshold is met, the participating entities that met the threshold will change to the disaster formula for the remainder of the disaster year and the following additional tax year. All other participating entities will remain at their original Neighborhood Revitalization Plan formula.

A disaster is generally defined as the consequence of when a potential natural hazard becomes a physical event and this interacts with human activities and where human vulnerability, caused by the lack of planning, lack of appropriate emergency management or the event being unexpected, leads to financial, structural and human losses. The resulting loss depends on the capacity of the population to support or resist the disaster, their resilience. This understanding is concentrated in the formulation: disasters occur when hazards meet vulnerability.

A natural hazard will hence never result in a natural disaster in areas without vulnerability, e.g. strong earthquakes in uninhabited areas. The term natural has consequently been disputed because the events simply are not hazards or disasters without human involvement. The degree of potential loss can also depend on the nature of the hazard itself, ranging from single lightning strike, which threatens a very small area, to impact events, which have the potential to end civilization.

With the general definition of a disaster taken into account, Stafford County will determine the scope of the disaster by utilizing the following points during the decision making process:

- a. Is the impact of a natural or man-made hazard that negatively affects society or environment;
 - b. Any emergency that overwhelms the capability of the local resources;
 - c. A serious disruption of the functioning of a community or a society causing widespread human, material, economic or environmental losses which exceed the ability of the affected community or society to cope using its own resources;
 - d. Any occurrence that causes damage, ecological destruction, loss of human lives, or deterioration of health and health services on a scale sufficient to warrant an extraordinary response from outside the affected community.
-
- I. *See Regulations – Section I*
 - II. *See Regulations – Section II*
 - III. *See Regulations – Section III*
 - IV. *See Regulations – Section IV*

- V. *See Regulations – Section V*
- VI. *See Regulations – Section VI*
- VII. *See Regulations – Section VII*
- VIII. *See Regulations – Section VIII*
- IX. *See Regulations – Section IX*
- X. *See Regulations – Section X*

XI. *Rebate Formula ****

- a. Criteria for agricultural, commercial and industrial

\$4,500+ increase in Assessed Valuation
(Equates to approximately \$18,000 in appraised value)

1-2	YR	65%
3-4	YR	50%
5-6	YR	35%
7	YR	20%

- i. Each applicant must apply for a permit. This permit is free of charge.
- ii. Shall include stand-alone structures
- iii. 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 Plan 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.
- iv. An annual review of the property will be done by the County Appraiser after the first year of completion.
- v. If the property should sell during the first seven years of the rebate program, the program's rebate will continue with the new owner.
- vi. Shall include the rehabilitation of existing structures and/or additions to existing structures.

- b. Criteria for residential property

\$2,300+ increase in Assessed Valuation
(Equates to approximately \$20,000 in appraised value)

1-2	YR	65%
3-4	YR	50%
5-6	YR	35%
7	YR	20%

- i. Each applicant must apply for a permit. This permit is a \$25.00 up-front, non-refundable application fee charged to cover the County's office time and administration costs.
- ii. Shall include stand-alone structures.
- iii. 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 Plan 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.
- iv. An annual review of the property will be done by the County Appraiser after the first year of completion.
- v. If the property should sell during the first seven years of the rebate program, the program's rebate will continue with the new owner.
- vi. Shall include the rehabilitation of existing structures and/or additions to existing structures.

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

- XII. See Regulations – Section XII***
XIII. See Regulations – Section XIII

ATTACHMENTS

Attachment A Stafford County Map

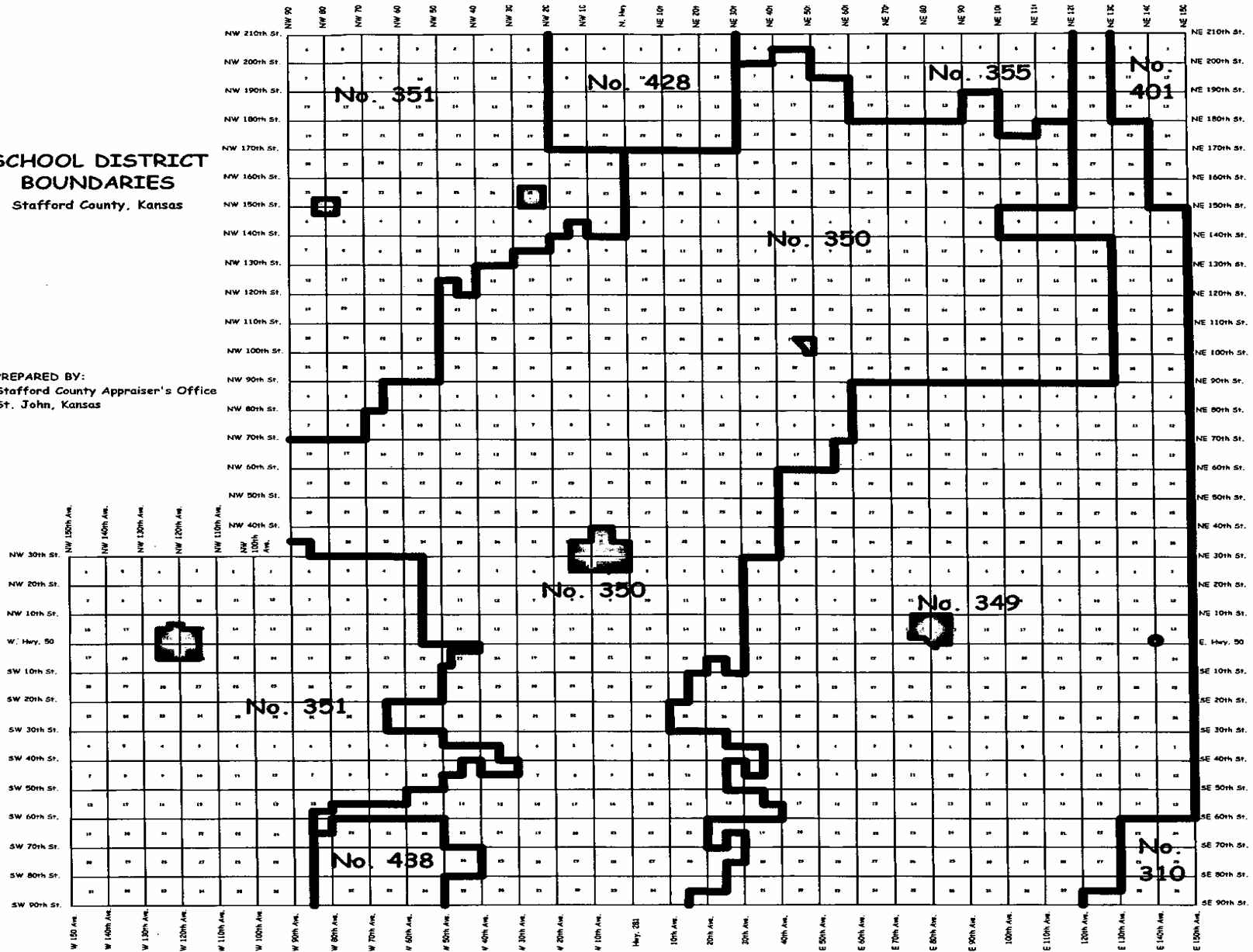
Attachment B Application Forms

Attachment C Tax Rebate Worksheet

Attachment D Resolution & Signed Agmts

**SCHOOL DISTRICT
BOUNDARIES**
Stafford County, Kansas

PREPARED BY:
Stafford County Appraiser's Office
St. John, Kansas



ATTACHMENT B

BUILDING PERMIT # _____

**APPLICATION FOR TAX REBATE UNDER THE STAFFORD COUNTY
INTER-LOCAL NEIGHBORHOOD REVITALIZATION PLAN**

**PART I
GENERAL INFORMATION**

Owner Information

Owner's Name _____ Day Phone No. _____

Owner's Mailing Address _____

City: _____ State: _____ Zip: _____

Property Information

Street Address of Property _____

City: _____ State: KS Zip: _____

Parcel Information Number _____

(Take from your tax statement or call the County Appraiser's office)

Legal Description of Property (Use additional sheets if necessary)

Property Use

Residential: _____ New OR _____ Rehab
_____ Rental OR _____ Owner-Occupied

_____ Residence _____ Single Family _____ Multi-Family
_____ Other (explain) _____ _____ No. of Units

Commercial: _____ New OR _____ Rehab
_____ Rental OR _____ Owner-Occupied

Industrial: _____ New OR _____ Rehab
_____ Rental OR _____ Owner-Occupied

Agricultural: _____ New OR _____ Rehab
_____ Rental OR _____ Owner-Occupied

ATTACHMENT B

Improvements and Associated Costs (Attach drawings and dimensions, use additional sheets if necessary)

Estimated Date of Completion _____

Estimated Cost of Improvements

Materials \$ _____ Labor \$ _____

(Documentation is needed to support these estimates)

List of buildings demolished or proposed to _____

Does the applicant own the land? _____ Yes _____ No

Will the proposed project be on a foundation? _____ Yes _____ No

I have read and do hereby agree to follow all application procedures and criteria. I further understand that this application will void one year from the date below, if improvements or construction has not begun.

Signature of Applicant

Date

* A non-refundable \$25 application fee must accompany this application.

FOR COUNTY APPRAISER'S USE ONLY

As of _____, 20____, the assessed valuation is:

Land \$ _____ Improvements \$ _____ TOTAL \$ _____

Based upon the above listed improvements and associated costs supplied by the applicant, the improvements will ___ will not ___ meet the terms for a tax rebate.

By _____

Date _____

Stafford County Appraiser's Office

ATTACHMENT B

**APPLICATION FOR TAX REBATE UNDER THE STAFFORD COUNTY
INTER-LOCAL NEIGHBORHOOD REVITALIZATION PLAN**

**PART II
COMMENCEMENT OF CONSTRUCTION**

Building Permit No. _____ (where applicable)

Construction estimated to begin on _____

Estimated date of completing of construction _____

By _____
Applicant's Signature

Date _____

ATTACHMENT B

**APPLICATION FOR TAX REBATE UNDER THE STAFFORD COUNTY
INTER-LOCAL NEIGHBORHOOD REVITALIZATION PLAN**

**PART III
STATUS OF CONSTRUCTION AS OF JANUARY 1ST**

_____ Incomplete project as of January 1, _____ following commencement.

_____ Complete project as of January 1, _____ following commencement.

Signed: _____ Date: _____
Applicant's Signature

FOR COUNTY APPRAISER'S USE ONLY

The Above Improvements:

Residential Property:

_____ Meets the minimum required increase of \$2,300 in assessed valuation

_____ Does NOT meet the minimum required increase of \$2,300 in assessed valuation

Agricultural, Commercial or Industrial Property:

_____ Meets the minimum required increase of \$4,500 in assessed valuation

_____ Does NOT meet the minimum required increase of \$4,500 in assessed valuation

By _____ Date _____
Stafford County Appraiser's Office

FOR COUNTY CLERK'S USE ONLY

As of _____, 20____ Taxes on this parcel _____ Are _____ Are Not Current

By _____ Date _____
Stafford County Clerk's Office

ATTACHMENT C

STAFFORD COUNTY TAX REBATE WORKSHEET

APPRAISER'S SECTION:

Parcel ID# _____ Tract# _____ Owner _____

Legal Description _____

Street Address _____
 City: _____ Zip: _____

Appraised Value of Improvements AFTER Rebate Project \$ _____
 Appraised Value of Improvements BEFORE Rebate Project \$(_____)
 Appraised Value due to the 20 _____ Rebate Project \$= _____
 Classification percentage applicable to Rebate Project % _____
 Assessed Value due to 20 _____ Rebate Project \$= _____

CLERK'S SECTION:

Year	Assessed Value	Mill Levy Participators	Tax Subject To Rebate	Rebate Percentage	Amount Tax Rebate
	\$		\$	%	\$
	\$		\$	%	\$
	\$		\$	%	\$
	\$		\$	%	\$
	\$		\$	%	\$
	\$		\$	%	\$
	\$		\$	%	\$

STAFFORD COUNTY
RESOLUTION 2006-15, 12/04/06

SIGNED INTER-LOCAL
AGREEMENTS:

STAFFORD COUNTY, 12/04/06
USD 349, 11/13/06
USD 350, 11/06/06
USD351, 11/13/06
CITY OF ST JOHN, 11/07/06
CITY OF STAFFORD, 11/13/06
CITY OF MACKSVILLE, 11/06/06
CITY OF HUDSON, 11/29/06
STAFFORD DIST HOSPITAL #4,
11/10/06