



Neighborhood Revitalization Program

In 2017, The City of Baldwin City adopted Ordinance 1365 to establish a **Neighborhood Revitalization Program** ("Program") in accordance with the State of Kansas Neighborhood Revitalization Act ("Act") K.S.A. 12-17, 114 et seq.

The Act is an economic tool designed to incentivize property owners to invest and improve their properties. The Act authorizes a jurisdiction to offer tax rebates to eligible property owners. The purpose of the Act is to improve the building inventory of a community by promoting new construction and renovation of existing buildings.



The public health, safety and general welfare is improved by rehabilitating existing buildings and constructing new buildings resulting in an improved sense of community and quality-of-life for the residents of Baldwin City.



So how does it work and why should I be interested?

Simply put, it can ease your property taxes on major building improvements appraised over a 10% increase in valuation.

There are several rebate schedules offered, including projects addressing affordable and historic housing, but most will be eligible for building improvements in excess of 10%.

For new construction, all the building improvements will be eligible for property tax rebate, while building renovation/remodel projects will be eligible for the new improvement only and not the existing building prior to construction. Land valuation is excluded from this Program – only building improvements are eligible.

Want to know more about the Program?

Please contact Ed Courton, Community Development Director at 785.594.6427 or you can visit the City's website at www.baldwincity.com to read more about the City and this Program.

For quick reference, copy and paste the link below:

www.baldwincity.org/cms/images/Exhibit-A-NRP-final.pdf



Properties Eligible for Property Tax Rebate

Residential Uses:

- 5-Years at 100% for new construction
 - 5-Years at 100% for building improvements over 10% increase on appraised valuation
- ❖ Projects including either Affordable Housing or an existing building with a historic building designation are eligible for tax rebates of 95% for building improvements up to 10-years

Affordable Housing is defined as a minimum of two (2) units or 10% of the total units, whichever is greater

- ❖ Projects including both affordable housing and an existing historic building designation are eligible for tax rebates of 95% for building improvements up to 15-years

Commercial Uses:

- 5-Years at 100% for new construction
- 5-Years at 100% for building improvements over a 10% increase on appraised valuation

Industrial Uses:

- 5-Years at 100% for new construction
- 5-Years at 100% for building improvements over a 10% increase on appraised valuation

Additional Points about the Neighborhood Revitalization Program

- **Base Property Value** shall be based upon the appraised value of the building improvement, as determined by the Douglas County Appraiser, in the year in which the application is approved. **Land value** is not included in the base value or increment value.
- A detached garage is the only residential accessory building eligible in this Program.
- A completed project that has received a city-approved final inspection is eligible for property tax rebate. A project that is partially completed is not eligible for rebate until finalized.
- This Program is scheduled to expire or sunset on March 1, 2022. All existing approved rebates prior to the expiration date will remain in effect for the time period specified in the rebate schedule.
- Douglas County will change an annual administrative fee equal to 5.0 percent (5.0%) of the increment rebate for each annual application filed by an owner. The administrative fee shall be retained by the County from increment proceeds before making the rebate distribution to the City.