

2018 Neighborhood Revitalization



City of Hutchinson
Planning & Development Department
125 E Avenue B
Hutchinson KS 67501
620.694.2639
www.hutchgov.com/planning

**Are your property taxes keeping you
from improving your property? We may
be able to help!**

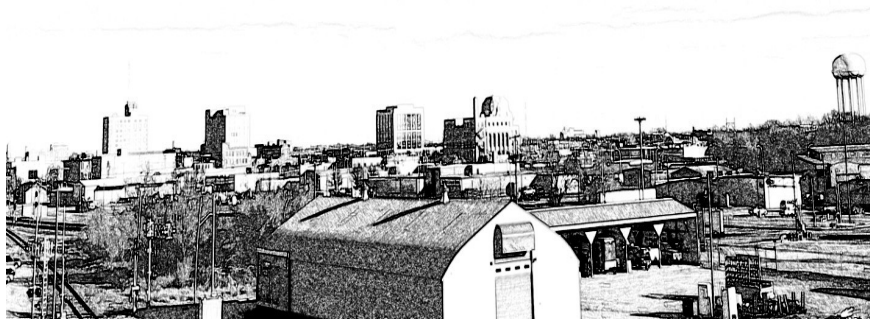


City of Hutchinson
Planning & Development
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Thank You

for Your Investment

The historical neighborhoods in Hutchinson are rich in history and add value to our community. The City of Hutchinson would like to partner with you to make improving your property easier and more affordable. When you build a new structure or make major improvements to your existing structure, the value of the property may increase which may cause your property taxes to increase. The Neighborhood Revitalization Plan (NRP) Tax Rebate provides an incentive to help offset these increased taxes. To qualify, improvements must cause an increase in value of at least 5% for residential properties and 15% for commercial or industrial properties.



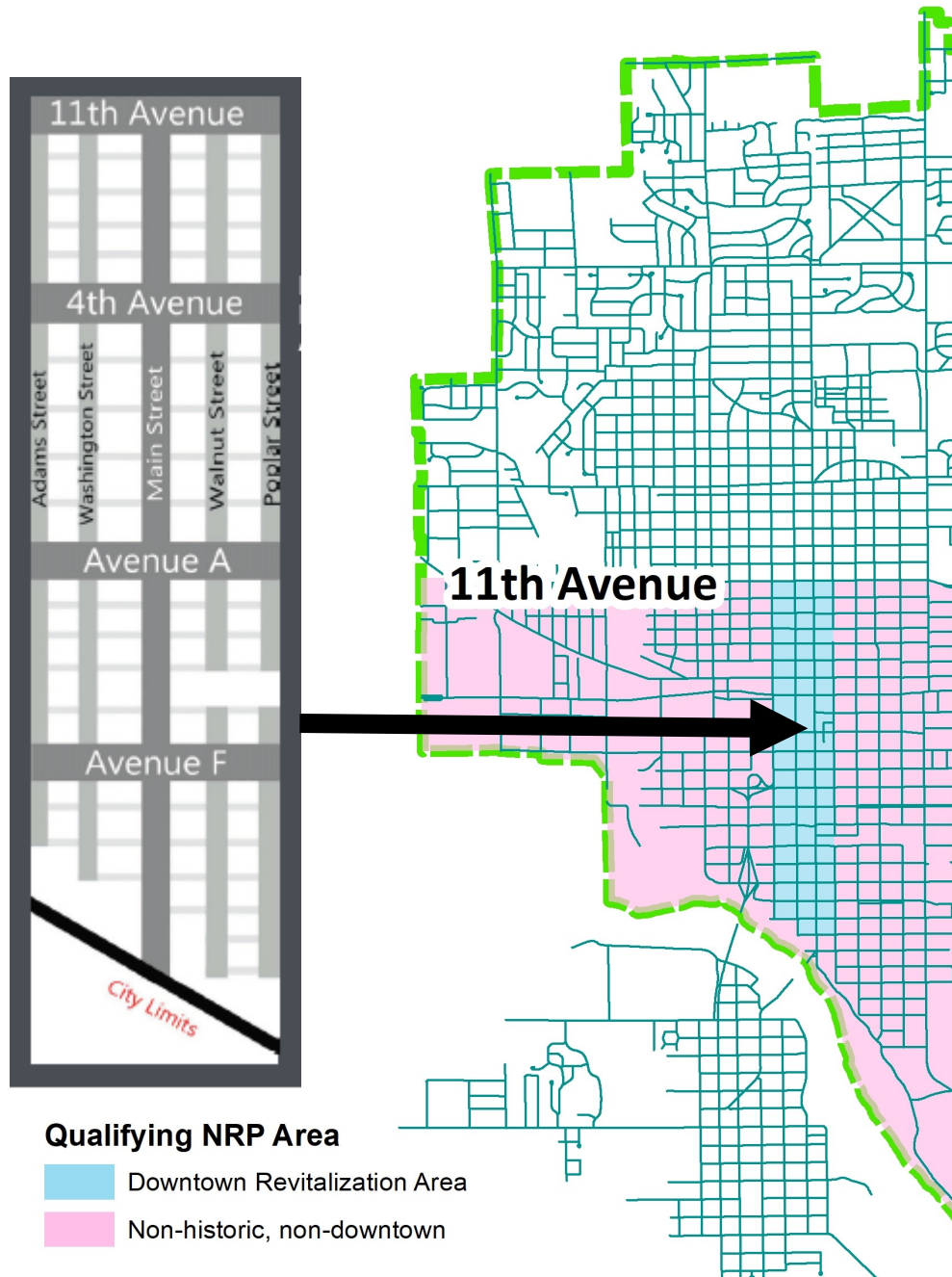
Program Eligibility Requirements

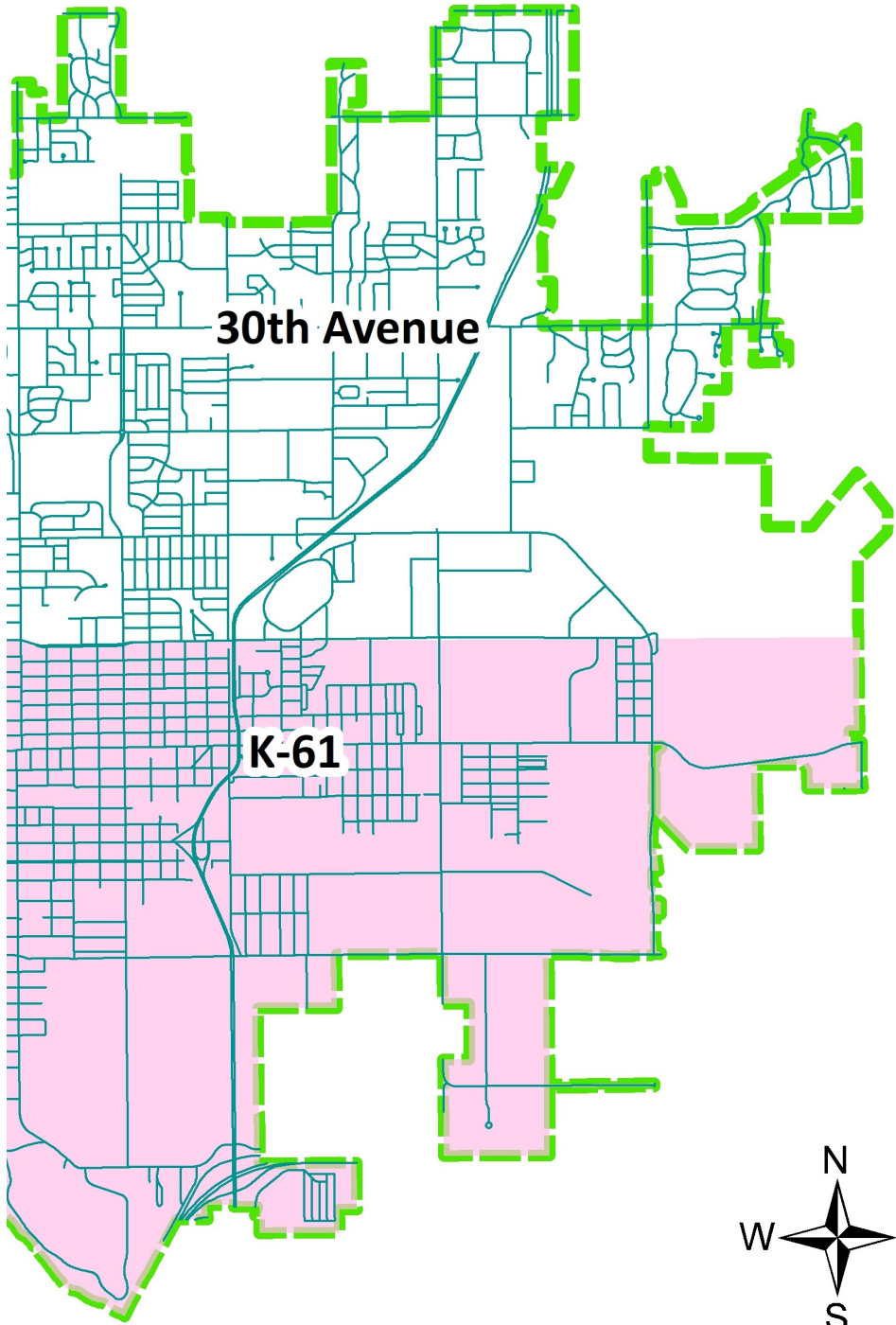
- ◆ Properties must be located in the NRP area. See the map in this booklet.
- ◆ New construction and improvements to existing structures may qualify.
- ◆ Building permit must value at least \$7,000 for residential structures and \$20,000 for commercial or industrial structures.
- ◆ Assessed value of property must increase by 5% (residential), or 15% (commercial and industrial) as a result of the project.
- ◆ The project and existing improvements on the property must conform to the zoning regulations and meet all city codes.
- ◆ Improvements to detached accessory structures are eligible for the program. New detached garages are eligible only if included with the principal structure on the same building permit.

- ◆ Residential roofing, swimming pools, gazebos, and tennis courts are ineligible for the program.
- ◆ Paving of commercial and industrial parking lots is eligible.
- ◆ Structures used for public utilities and railroads are ineligible.
- ◆ **Rebates are on the increase in taxes only.**
The base tax amount is not rebated. Reno County retains 5% of the calculated rebate as an administrative fee.



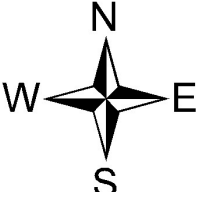
Qualifying Area Map





30th Avenue

K-61



Tax Rebate Amounts

The Neighborhood Revitalization Plan (NRP) Tax Rebate provides an incentive to help offset increased taxes from new construction, or improvements to existing structures. **Rebates are on the increase in taxes only. The base tax amount is not rebated.** To qualify, improvements must cause an increase in value of at least 5% for residential properties and 15% for commercial or industrial properties.

The table on the next page shows the rebate amount. First, find the type and location of the property in the first column. Next, go across the top row through years 1-10 to find the corresponding percent of increment rebated each year. Please note that Reno County typically retains 5% of the calculated rebate as an administrative fee.

How to Apply

To qualify for the NRP tax rebate, a NRP Application must be submitted to the Hutchinson Planning and Development Department at the time of building permit application filing.

- 1) Fill out the *Neighborhood Revitalization Plan Application Form Part One*. The application is found on our website at www.hutchgov.com/planning. You can also come to City Hall at 125 E Avenue B to pickup an application in person. The application is two pages in length.
- 2) Schedule a pre-project appraisal with the County Appraiser. Call 620-694-1787 for residential projects or 620-694-2771 for commercial projects. The County Appraiser will visit your property and give you a *Verification of Project Inspection form*.
- 3) Apply for your building permit at City Hall in Hutchinson. Bring your completed NRP Application Part One **and** the Verification of Project Inspection Form to the Planning and Development Department.

- 4) The Planning and Development Department will process your NRP Part One application.
- 5) In order to receive the tax rebate, you must complete Part Two of the NRP application **after** your project is completely finished. Part Two can be found at www.hutchgov.com/planning. You can also come to City Hall at 125 E Avenue B to pickup Part Two in person. The application is one page in length.





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