

Neighborhood Revitalization Program

The Neighborhood Revitalization Program enables participating taxing entities (City of Topeka, Shawnee County, USD 501, USD 345, Washburn Univ., Public Library, TMTA, MTAA) to target areas within the city for property tax rebates. The purpose of the program is to stimulate investment in Topeka's older neighborhoods and Downtown. A property tax rebate over 10 years may be given based on the incremental increase in appraised value resulting from improvements made to a property in the targeted area. **(95% rebate for the first 5 years and 50% for final 5 years.)** Qualifying "Intensive Care" and historic properties will receive a 95% rebate for the full 10 – year period.

Q. How does the tax rebate work?

A. The tax rebate is a refund of the additional property taxes caused by a qualified improvement. The taxes relating to the assessed value on the property prior to the improvement are not rebated. All taxes must be paid first.

Q. What kind of improvements will increase the assessed value?

A. New construction, additions, and major rehabilitations will increase the assessed value. Maintenance generally will not increase the assessed value, unless there are several major repairs completed at the same time.

Q. Are there incentives for historic preservation projects?

A. The program offers an additional benefit to structures listed on the National, State, or Local Registers. Qualifying projects will receive a **95%** rebate for the full 10 year period.

Q. What is a "qualified improvement?"

A. Qualified improvements include any construction, rehabilitation or additions that increases the appraised valuation of the property by more than 10% for residential* and by more than 20% for commercial as determined by the Shawnee County Appraiser's Office. A qualified improvement must:

- Be in the rebate area (see map)
- Conform with the City of Topeka's Zoning Ordinance and Comprehensive Plan.
- Conform with other applicable building codes, rules and regulations and secure a building permit. Contact the City's Development Coordination Office at 785-368-3704 for building permit information.

* New construction of single-family dwellings must be owner-occupied.

Q. How do I apply?

A. Applications can be obtained from the Planning Department. APPLICATIONS MUST BE MADE WITHIN 60 DAYS OF ISSUANCE OF A BUILDING PERMIT. Or, a letter of intent may be submitted to Planning prior to building permit issuance

Q. What else should I know?

A. Improvements to the property must remain in good standing throughout the rebate time period. You are required by law to claim the rebate as income on your Federal and State income taxes.

Questions/Information?

Topeka Planning Department,
620 SE Madison Ave., 3rd Floor,
Topeka, KS 66607
(785) 368-3010 **direct**

adriver@topeka.org **email**

http://www.topeka.org/planning/econ_dev_programs.shtml

City of Topeka

NEIGHBORHOOD REVITALIZATION PROGRAM



A 10-year property tax rebate incentive to encourage improvements in the City of Topeka's Downtown and older neighborhoods.



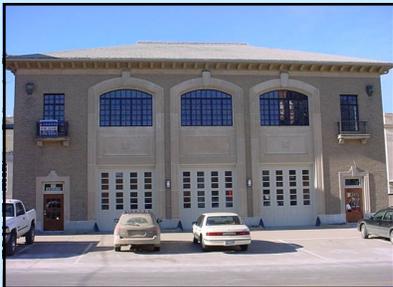
Program Highlights

- Approximately **\$291, 000,000** of private investment (1995-2012).
- Total rebates paid (1996-2012) approximately \$31 million
- Approximately **\$71 million** been invested Downtown (1995-2012)

Notable Projects



Capitol Plaza Hotel—Expocenter

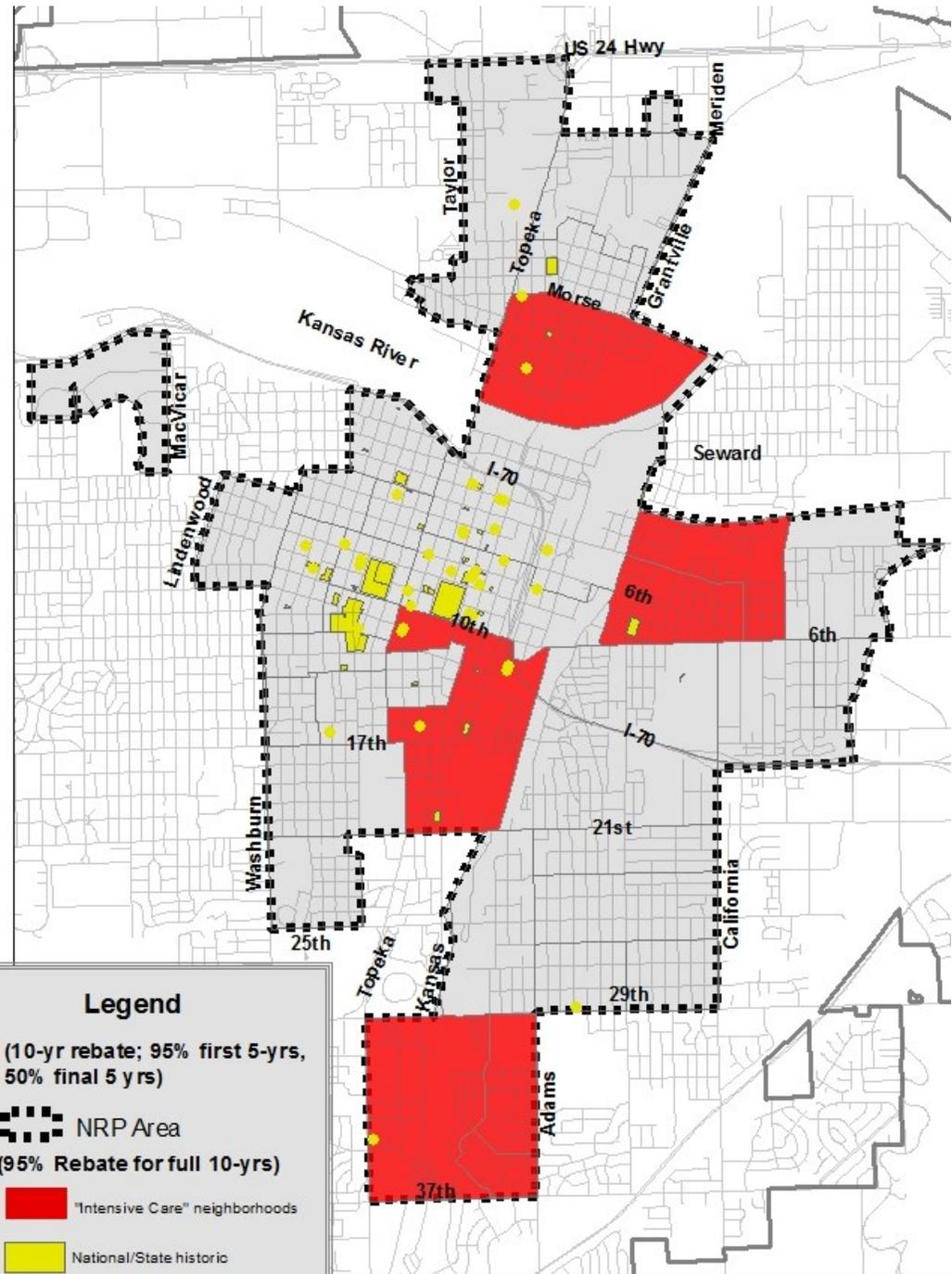


Fire Station #2—7th & Van Buren



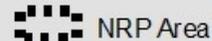
Capital Federal—7th and Kansas

Neighborhood Revitalization Area (2013-17)



Legend

(10-yr rebate: 95% first 5-yrs, 50% final 5 yrs)



NRP Area

(95% Rebate for full 10-yrs)

■ "Intensive Care" neighborhoods

■ National/State historic

● Local Landmarks