

Neighborhood Revitalization Property Tax Rebate Plan No. 6



City of Bonner Springs
KANSAS

*Life is Better in...
Bonner Springs*

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What is the Neighborhood Revitalization Tax Rebate Program?

The City of Bonner Springs offers a Neighborhood Revitalization Property Tax Rebate Plan No. 6 (NRP No. 6) within designated areas of the City for construction of new structures and rehabilitation of existing structures.

NRP No. 6 was enacted on January 1, 2021 and will expire on December 31, 2025. Property tax rebates are available for eligible properties for new structures and rehabilitation of existing structures for single family homes, duplex units, multi-family apartments, senior living tax credit projects and commercial and industrial structures. Once a property is approved for the program, the rebate remains with the property and not the property owner until it expires. The rebate percentage refers to taxes levied by the Unified Government, Kansas City Kansas Community College, Unified School District 204 and City of Bonner Springs.

Initial Eligibility Criteria:

1. Applications must be submitted no later than 30 days after issuance of a building permit.
2. Applicant must be the legal owner of record of the property.
3. Property must be within the designated rebate areas. See map on back of brochure for eligible areas.
4. Property taxes must be paid before a rebate is issued.
5. If payment of taxes is 90 days delinquent twice during the rebate term, property is no longer eligible for the NRP program.
6. Single-family structures must be owner occupied and not used as rental property.
7. The improvement must comply with the NRP and all City codes and regulations.
8. New single-family residential structure must be constructed on an existing platted subdivision lot or on a platted lot of record not to exceed one-half acre in size.
9. Senior housing tax credit projects must be for individuals 55 years and older in order to qualify for the rebate program.
10. The minimum investment requirement shown in Table 1 must be met in order to qualify for a rebate.
11. The rebate program cannot be used in conjunction with any other tax incentive unless approved by the City Council.

Table 1 - Neighborhood Revitalization Plan No. 6

Classification	Minimum Investment	Rebate %	Rebate Years
Single Family Residential New / Rehabilitation	Appraised value of \$170,000 / 5% of Appraised Value	75%	5
Duplex & Multifamily New / Rehabilitation	Appraised value of \$200,000 / 5% of Appraised Value	75%	5
Commercial New / Rehabilitation	Appraised value of \$170,000 / 15% of Appraised Value	75%	5
Industrial New / Rehabilitation	Appraised value of \$170,000 / 15% of Appraised Value	75%	5
Senior Housing Tax Credit Projects: New single-family	\$170,000	50%	10
Senior Housing Tax Credit Projects: New duplex & multifamily	\$200,000	50%	10
Senior Housing Tax Credit Projects: Rehab single-family, duplex & multifamily	5% of appraised value	50%	10

Frequently Asked Questions:

Q. How does the program work? It is a refund of the incremental increase for property taxes paid for an eligible improvement. The rebate amount applies to the additional taxes resulting from the increase in the appraised value of the property due to an improvement. The property tax prior to the improvement, called base tax, is not rebated. *Example: If a home prior to rehabilitation had an appraised value of \$150,000 and after a room addition, had an appraised value of \$200,000, the tax rebate would be based on the increment in value, which is \$50,000.*

Q. What kind of improvements will increase the appraised value? New construction, additions and major rehabilitation which require a building permit can increase the appraised value. General maintenance and repairs generally will not increase the appraised value, unless there are several major repairs completed at the same time. Improved or newly constructed structures such as gazebos, storage buildings, workshops, fences and swimming pools are not eligible.

Q. How do I apply for a rebate? An application form may be obtained from the Community Development Department or the City's website. The form must be submitted with a building permit application or within 30 days of the issuance of a building permit. For new construction, the builder or contractor typically file the application.

