

URBAN REVITALIZATION TAX EXEMPTION INFORMATION SHEET

The Urban Revitalization Tax Abatement Program applies to the following classes of property:

The construction or rehabilitation of any owner-occupied, single family residential dwelling with an assessed value below \$200,000.

Any duplex with a value of \$250,000 or less and any multi-family housing unit.

Any commercial property utilized for retail purposes.

Properties within any Tax Increment Financing district shall not be eligible for tax abatement.

To qualify the improvement must increase the assessed valuation of the property by at least 15% of the valuation before the improvement.

The exemption will only apply to a maximum increase in valuation of \$75,000 as determined by the County Assessor. For residential property assessed as commercial, the limit shall be 50% of value per unit up to the total abated value of \$50,000 per unit. For commercial property utilized for retail purposes the limit shall be \$5,000,000.

Three exemption schedules are available:

A three year 100% per year exemption.

A ten year sliding scale as follows: 80% in year one, 70% in year two, 60% in year three, 50% in year four, 40% in year five and six, 30% in year seven and eight, 20% in year nine and ten.

For residential assessed as commercial, a ten year, 75% per year exemption.

The exemption applies to improvements made after April, 2004.

Some restrictions may apply to residential assessed as commercial who are eligible for credit, or reductions in value other than the normal rollback applicable to all commercial property.

Applications may be obtained by contacting the Finance Department at City Hall.

Questions may be directed to Deputy City Manager Doug Worden at 753-8159.