

## PURPOSE

This Neighborhood Revitalization Plan to be known as the Downtown Improvement Incentive Program, is intended to promote the rehabilitation, conservation and/or redevelopment of the designated neighborhood revitalization area within the City of Shawnee in order to protect the public health, safety and welfare of the residents of the city. A tax rebate incentive based on the incremental increase of qualified improvements will be available to property owners in the designated Neighborhood Revitalization Area.

*In accordance with K.S.A. 12-17, 114 et. seq., the City Council, on January 13, 2003, held a public hearing and considered the Neighborhood Revitalization Plan. Accordingly, the City Council by Ordinance No. 2661 passed on the 10<sup>th</sup> day of February 2003 found and determined that the described area met the conditions contained in K.S.A. 12-17, 115 (c) (3), and the area was designated as of January 13, 2003, as the City of Shawnee Downtown Neighborhood Revitalization Area.*



The City of Shawnee's *Downtown Improvement Incentive Program* is available due to the cooperation of Johnson County, U.S.D. #512 Shawnee Mission School District, Johnson County Community College, Johnson County Library District, Johnson County Parks & Recreation District and the City of Shawnee.



### City of Shawnee

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### SHAWNEE DOWNTOWN PARTNERSHIP

## Downtown Improvement Incentive Program



City of Shawnee

## Downtown Improvement Incentive Program

The Shawnee Downtown Partnership and the City of Shawnee is offering a tax rebate program to promote downtown Shawnee. The Downtown Improvement Incentive Program is a rebate of 90% of the portion of Ad Valorem taxes incurred due to an increase in appraised value due to improvement undertaken. In order to be eligible to participate in the program the value of improvements to residential and commercial properties must result in an increase of at least \$5,000 in appraised value, as determined by the County Appraisers office.

The Downtown Improvement Incentive Program was approved by the Shawnee City Council as of January 13, 2003. Projects started after that date, and located in the specified downtown improvement area, are eligible for the tax rebate program.

An application packet is available in the Planning Department of the City of Shawnee.

### Eligible Properties:

- New Residential Construction in designated area
- Existing Residential Structures in designated area
- New Construction, Existing Structures/Commercial in designated area

### Eligibility Criteria:

- A building permit for an improvement must have been issued on or after January 13, 2003.
- An application for rebate must be filed within sixty (60) days of the issuance of a building permit.
- The appraised value of the property must be increased by \$5000 due to the improvement.
- The improvements must conform to the City of Shawnee's Comprehensive Land Use Plan and Zoning Regulations in effect at the time the improvements are made.
- All commercial applicants must use the principles outlined in the downtown architectural guidelines for building exteriors.
- The new, as well as existing improvements on property, must conform with all other applicable codes, rules, and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
- Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate or future rebate.
- Any property that is exempt or partially exempt from Ad Valorem taxes, not withstanding any agreement to make payment in lieu of taxes, will not be eligible for a rebate under the plan.
- The tax rebate is available only to owners of real property and the rebate shall be by check issued to all of the owners of record as shown on the County tax roles.
- Tax rebates transfer with ownership.
- Tax rebates are based on the increase of Ad Valorem taxes attributable to the increase in appraised value as a result of the improvements or new construction as of January 1 following the year of 100% completion, contingent on final inspection or issuance of a certificate of occupancy, if required.
- A project must be completed prior to receipt of any tax rebate. Partially completed projects are not eligible to participate in the program.

## EXAMPLES

### Existing Residential Structure

Appraised value	\$85,000
Assessed valuation	\$9,775
Ad Valorem taxes*	\$917.39

Increase in appraised value by:	\$5,000	\$10,000	\$25,000
New Appraised value	\$90,000	\$95,000	\$110,000
New Assessed value	\$10,350	\$10,925	\$12,650
New Ad Valorem taxes*	\$971.35	\$1025.32	\$1187.22
Annual Rebate	\$48.56	\$97.14	\$242.85

\* Excludes State Ad Valorem taxes.

### Existing Commercial building on Johnson Drive

Current appraised valuation	\$201,200
Assessed valuation	\$50,300
Ad Valorem Taxes*	\$4,720.71

Increase in appraised value by:	\$5,000	\$25,000
New Appraised value	\$206,200	\$226,200
New Assessed value	\$51,550	\$56,550
New Ad Valorem taxes*	\$4,838.02	\$5,307.27
Annual Rebate	\$105.57	\$527.90

\* Excludes State Ad Valorem taxes.