

## Neighborhood Revitalization Program

The Neighborhood Revitalization Program enables participating taxing entities (City of Topeka, Shawnee County, USD 501, USD 345, Washburn Univ., Public Library, MTTA, MTAA) to target areas within the city for property tax rebates. The purpose of the program is to stimulate investment in Topeka's "At Risk" and "Intensive Care" neighborhoods and Downtown. Up to a 80% rebate over 10 years may be given on the incremental increase in property taxes resulting from improvements made to a property in those targeted areas.

### 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 still payable.

### 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 **100%** rebate for **15 years**.

### 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.

**APPLICATION MUST BE MADE WITHIN 60 DAYS OF ISSUANCE OF A BUILDING PERMIT.**

### 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) 368-3728 **phone**  
(785) 368-2535 **fax**  
tparis@topeka.org **email**

\*Residential improvements that do not qualify include new construction of renter-occupied single-family units and conversion of single-family dwellings to two (2) or more dwelling units.

City of Topeka

## NEIGHBORHOOD REVITALIZATION PROGRAM



An incentive program to encourage improvements within the City of Topeka's Neighborhoods and Downtown.

You may be eligible to receive an **80%-100%** property tax rebate for 10 years.



## Program Highlights—1995-2003

- Approximately **\$120,000,000** in private investment.
- Total rebates paid (1996-2002): **\$7,908,167.57**
- Approximately **\$16.8 million** has been invested Downtown.

### Notable Projects



**Capitol Plaza Hotel—Expocentre**

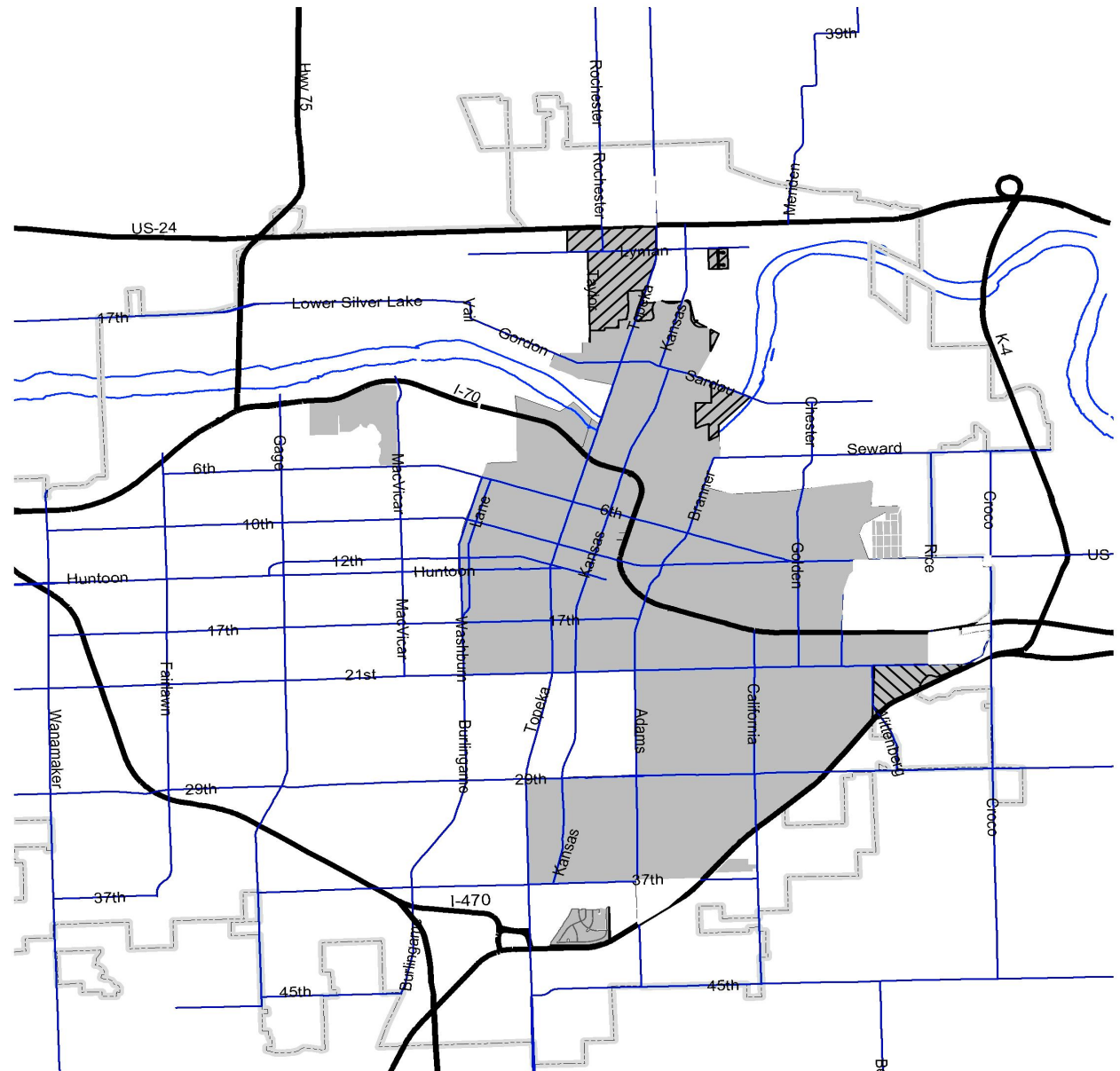


**Fire Station #2—7th & Van Buren**



**Pioneer Old Town—8th & Western**

## Neighborhood Revitalization Area



### Legend

	2004 Neighborhood Revitalization Area
	U.S.D. 345 (Reduced rebate %)
	U.S.D. 450 (Reduced rebate %)
	City Limits

Topeka Planning Department, August 2004



